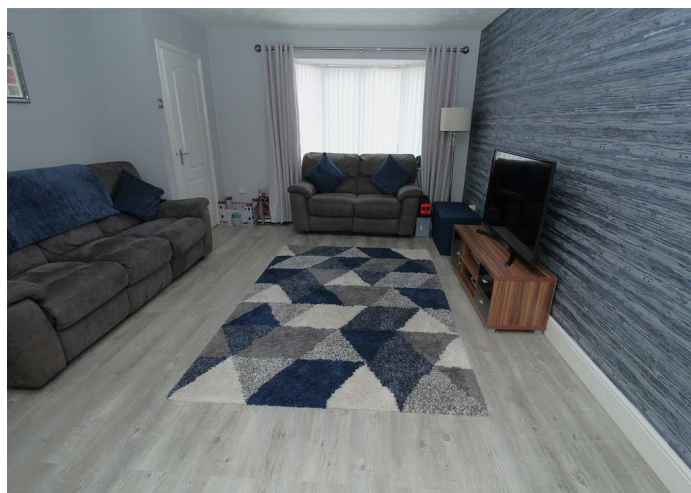




Grosvenor Waterford are delighted to offer for sale this fabulous three bedroom semi detached house situated in a cul de sac on this popular Fazakerley residential estate. The beautiful accommodation briefly comprises; entrance hall, lounge, dining room, and newly fitted kitchen. To the first floor there are three bedrooms and a new bathroom. Outside there is a good sized south west facing rear garden and front garden with off road parking. The property also benefits from new floorings, new uPVC double glazing and gas central heating (new boiler 2023) and is offered with no ongoing chain. Early viewing recommended.

£180,000



Entrance Hall

uPVC front door, radiator, laminate flooring, radiator, stairs to first floor

Lounge 12'5" x 14'3" (+bay) (3.81m x 4.36m (+bay))



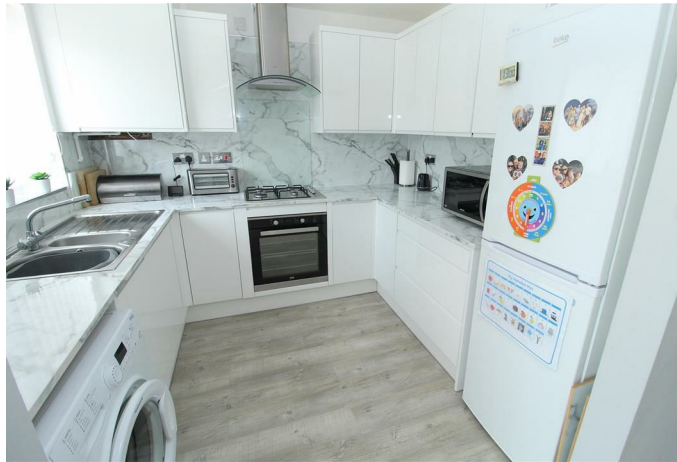
uPVC double glazed bay window to front aspect, two radiators, laminate flooring, built in cupboard, open to dining room

Dining Room 8'8" x 7'2" (2.66m x 2.19m)



uPVC double glazed french doors to rear garden, radiator, laminate flooring, archway to kitchen

Kitchen 8'9" x 8'2" (2.67m x 2.49m)



recently fitted kitchen featuring a range of white high gloss base and

wall cabinets with complementary worktops and matching splashbacks, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, cupboard housing wall mounted Baxi boiler, laminate flooring, inset ceiling spotlights, uPVC double glazed window to rear aspect

First Floor

Landing

uPVC double glazed window to side aspect, access to loft space, airing cupboard

Bedroom 1 13'3" x 9'0" (4.04m x 2.76m)



uPVC double glazed window to front aspect, radiator, fitted mirrored wardrobes

Bedroom 2 9'9" x 9'4" (max) (2.99m x 2.85 (max))



uPVC double glazed window to rear aspect, radiator, laminate flooring

Bedroom 3 6'6" x 6'3" (2.00m x 1.93m)



uPVC double glazed window to front aspect, radiator

Family Bathroom 5'6" x 6'3" (1.68m x 1.91m)



modern white suite comprising; low level w.c., wash hand basin in vanity cabinet and panelled bath with mains shower over, chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Outside
South West Facing Rear Garden



good sized rear garden with lawn, patio, shed and gated access to front of house

Front Garden
open plan front with lawned area and tarmac driveway, gated access to rear of house

Additional Information

Tenure :
Council Tax Band :
Local Authority :

Agents Note

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate.
We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



