

Grosvenor Waterford
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Kingston Close, Liverpool, L12 9LD

The Property Ombudsman

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Grosvenor Waterford are delighted to offer for sale this recently renovated two bedroom semi detached house situated in popular West Derby. Set in a cul de sac the modern open plan accommodation briefly comprises; living room and dining kitchen with two double bedrooms and a shower room upstairs. Outside there is a good sized rear garden and open plan front with off road parking. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. Perfect for a first time buyer of investor - viewing recommended

£199,000







Living Room 15'10" x 11'9" (4.85m x 3.60m)



composite front door, two radiators, lvt flooring, inset ceiling spotlights, stairs to first floor, open to dining kitchen, uPVC double glazed windows to front and side aspects

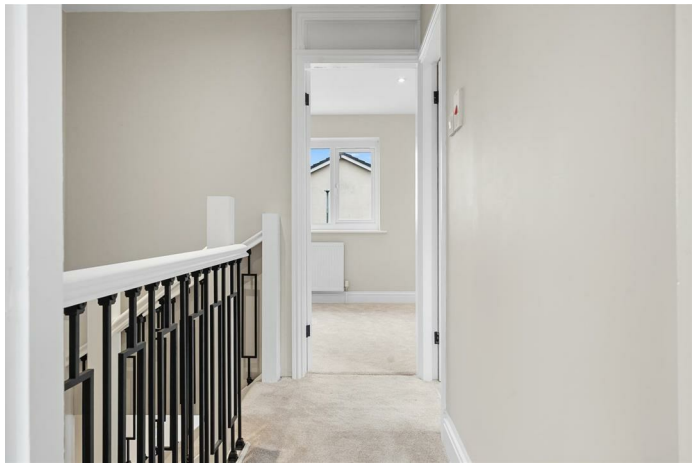
Dining Kitchen 7'1" x 11'9" (2.17m x 3.60m)



modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, integrated fridge freezer, plumbing for washing machine, space for tumble dryer lvt flooring, inset ceiling spotlights, uPVC double glazed window to rear aspect, fully glazed uPVC door to rear garden

First Floor

Landing



Bedroom 1 8'1" x 11'9" (2.48m x 3.60m)



uPVC double glazed window to front aspect, radiator, inset ceiling spotlights, access to loft space with new boiler

Grosvenor Waterford Estate Agents

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- 2 Bedroom Semi Detached
- Recently Renovated
- Off Road Parking
- EPC Rating C
- uPVC Double Glazing
- Cul de Sac Location
- No Chain
- Gas Central Heating (new boiler)

Bedroom 2 6'9" x 11'9" (2.06m x 3.60m)



uPVC double glazed window to front aspect, radiator, inset ceiling spotlights

Shower Room 4'1" x 6'0" (1.25m x 1.85m)



modern shower room with white suite comprising; shower cubicle with electric shower over, wash hand basin and low level w.c., heated towel radiator, tiled floor and walls, uPVC double glazed window to side aspect

Outside

Rear Garden



good sized rear with patio and lawn

Front Garden

open plan front with off road parking

Additional Information

Tenure : Freehold
Council Tax Band : B
Local Authority : Liverpool

Agents Note

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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.

