



Endborne Road, Orrell Park, Liverpool, L9 8DP

Grosvenor Waterford  
ESTATE AGENTS LIMITED





Grosvenor Waterford are delighted to offer for sale this beautifully presented three bedroom terraced house located in the popular residential area of Orrell Park and convenient for all local amenities including, shops, schools and transport links. The spacious accommodation briefly comprises; vestibule, entrance hall, lounge, dining room and modern kitchen/breakfast room. To the first floor there are three good sized bedrooms and a shower room. Outside there is a courtyard to the rear. The property also benefits from gas central heating and double glazing and is offered with no ongoing chain. A great property; ideal for a first time buyer. Must be viewed.

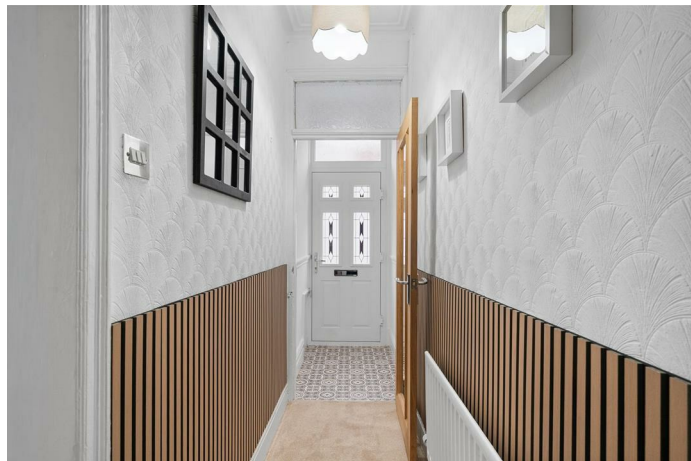
£155,000



### Vestibule

composite front door, tiled floor

### Hall



glazed entrance door, radiator, new carpet, stairs to first floor

### Living Room 10'6" x 13'1" (3.20m x 3.99m)



uPVC double glazed window to front aspect, radiator, feature fireplace, new carpet, open to dining room

### Dining Room 11'0" x 12'1" (3.35m x 3.68m)



uPVC double glazed window to rear aspect, radiator, new carpet

### Kitchen 8'9" x 15'4" (2.67m x 4.67m)



modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob, space for fridge freezer, washing machine, radiator, vinyl flooring, tiled splashbacks, understairs cupboard, uPVC double glazed windows to side and rear aspects, door to rear courtyard

### First Floor

#### Landing

access to loft space



Bedroom 1 14'0" x 13'3" (4.27m x 4.04m)



uPVC double glazed bay window to front aspect, radiator, feature fireplace, new carpet

Bedroom 2 9'1" x 12'0" (2.77m x 3.66m)



uPVC double glazed window to rear aspect, radiator, new carpet

Bedroom 3 8'9" x 12'1" (2.67m x 3.68m)



uPVC double glazed window to rear aspect, radiator, new carpet

Shower Room 5'9" x 5'5" (1.75m x 1.65m)



modern white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., tiled floor and walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Courtyard

walled courtyard with gated access to rear

Additional Information

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

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](http://www.gov.uk/government/organisations/land-registry).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC







