



## **Durley Road, Fazakerley, Liverpool, L9 9AW**

### **£200,000**

Grosvenor Waterford are delighted to offer for sale this beautiful three bedroom semi detached house situated in a cul de sac in this popular location, convenient for local schools, shops and transport links. The accommodation briefly comprises; entrance hall, lounge, dining room, recently fitted Wren kitchen and downstairs w.c. To the first floor there are three bedrooms and a family bathroom. Outside there is a beautiful private rear garden and front garden with ample off road parking. The property also benefits from uPVC double glazing, gas central heating with a new Vaillant boiler, a security alarm system and new gutters, fascias, pipes and soffits front back and side.

A perfect family home - early viewing recommended.





### Entrance Hall

new front door, radiator, stairs to first floor

### Downstairs W.C.

modern suite comprising; low level w.c., wash hand basin, radiator, uPVC double glazed window to side aspect

### Lounge

12'11" x 12'0" (3.96m x 3.66m)

uPVC double glazed window to front aspect, electric fire in feature surround, understairs cupboard, open to dining room

### Dining Room

11'10" x 8'7" (3.61m x 2.64m)

uPVC double glazed french doors to rear garden, radiator

### Kitchen

11'6" x 7'1" (3.53m x 2.16m)

Modern fitted kitchen featuring a range of wall and base cupboards with complimentary worktops, integrated oven and hob, plumbing for washing machine, space for fridge freezer, wall mounted boiler, tiled splashbacks, tiled flooring, radiator, uPVC double glazed window to rear aspect

### First Floor

#### Landing

access to loft space, built in cupboard

#### Bedroom 1

12'0" x 10'0" (3.68m x 3.07m)

uPVC double glazed window to front aspect, radiator

#### Bedroom 2

11'8" x 8'7" (3.58m x 2.64m)

uPVC double glazed window to rear aspect, radiator

#### Bedroom 3

8'7" x 7'1" (2.62m x 2.18m)

uPVC double glazed window to rear aspect, radiator

### Bathroom

6'7" x 6'3" (2.03m x 1.92m)

Modern white suite comprising; low level w.c., wash hand basin, panelled bath with mains shower over, tiled walls, tiled flooring, chrome heated towel rail, uPVC double glazed frosted window to front aspect

### Outside

#### Rear Garden

enclosed rear garden, block paved patio, lawn, shrub and flower borders, shed, double gates to front of house

#### Front Garden

open plan, lawn, shrub and flower borders, driveway with ample off road parking, access to rear garden via double gates

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		75
(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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		