



CASH BUYERS PREFERABLE

Grosvenor Waterford are pleased to offer for sale this three bedroom townhouse house situated in a popular location near Fazakerley High School and Aintree University Hospital. The spacious accommodation briefly comprises; entrance hall, dining room, living room and kitchen. To the first floor there are three double bedrooms and a family bathroom. Outside there is a good sized rear garden and walled front with paved driveway. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. An ideal family home - early viewing recommended. We believe the property is non standard duo slab construction.

£125,000



Entrance Hall

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

Living Room 11'11" x 16'11" (3.65m x 5.17m)



two uPVC double glazed windows to front aspect, feature fireplace, radiator, laminate flooring

Dining Kitchen 9'3" x 14'9" (2.82m x 4.52m)



range of base and wall cabinets with complementary worktops, gas cooker, radiator, tiled floor, two uPVC double glazed windows to rear aspect

Rear Hall

uPVC door to rear garden, built in cupboard

Downstairs W.C.



uPVC double glazed window to rear aspect, low level w.c.

First Floor

Landing

uPVC double glazed window to rear aspect, built in cupboards (one housing boiler), access to loft space

- 3 Bed Semi Detached
- Gas Central Heating
- Off Road Parking

- EPC Rating D
- uPVC Double Glazing

- No Chain
- West Facing Rear Garden

Bedroom 1 10'7" x 13'5" (3.25m x 4.09m)



two uPVC double glazed windows to front aspect, radiator

Bedroom 2 9'3" x 9'11" (2.83m x 3.03m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 10'7" x 6'10" (3.25m x 2.09m)



two uPVC double glazed windows to front aspect, radiator

Family Bathroom 6'0" x 7'3" (1.84m x 2.23m)



white suite comprising; bath with electric shower over, wash hand basin and low level w.c., radiator, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden



Front Garden

Additional Information

Tenure : Leasehold
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.





