



Grosvenor Waterford
ESTATE AGENTS LIMITED

Durley Road, Fazakerley, Liverpool, L9 9AN



Grosvenor Waterford are pleased to offer for sale this extended four bedroom semi detached house situated in a cul de sac in a popular location within walking distance of Archbishop Beck School, Blessed Sacrament Primary School and Longmoor Lane Primary School and also convenient for local shops and transport links. The recently renovated accommodation briefly comprises; entrance hall, lounge, dining room, new breakfast kitchen with integrated appliances and converted garage. To the first floor there are four bedrooms, one with ensuite and a new family bathroom. Outside there is an enclosed rear garden with timber deck and artificial lawn and front garden with new imprinted concrete driveway and electric vehicle charging point. The property also benefits from uPVC double glazing and gas central heating. A fabulous family home in a great location - early viewing recommended.

£250,000



Entrance Hall

composite front door, radiator, luxury vinyl flooring, stairs to first floor

Lounge 11'11" (plus bay) x 10'10" (3.65m (plus bay) x 3.31m)



uPVC double glazed bay window to front, electric fire in modern surround, radiator, luxury vinyl flooring, open to dining room

Dining Room 10'9" x 10'4" (3.29m x 3.16m)



uPVC double glazed french doors with glazed side panels to rear garden, radiator, luxury vinyl flooring

Breakfast Kitchen 16'2" x 8'5" max (4.93m x 2.57m max)



fabulous fitted kitchen featuring a range of wall and base cabinets with

complimentary worktops and splashbacks, integrated eye level AEG double oven and microwave, integrated AEG gas hob with extractor over, space for American style fridge freezer, plumbing for washing machine, integrated Bosch dishwasher, integrated wine cooler, inset ceiling spotlights, luxury vinyl flooring, two uPVC double glazed windows to rear aspect

Play Room/Utility

fitted base cabinets with complimentary worktops, space for tumble dryer, radiator, uPVC double glazed window to front aspect

First Floor

Landing

access to loft space

Master Bedroom 11'5" x 8'11" (3.48m x 2.74m)



uPVC double glazed window to front, radiator, built in cupboard, door to en suite

Ensuite 8'9" x 6'10" (2.69m x 2.10m)

white suite comprising wash hand basin, low level w.c., shower cubicle with electric mains over, chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed window to rear aspect

Bedroom 2 14'2" (into bay) x 10'8" (into wardrobes) (4.33m (into bay) x 3.27m (into wardrobes))



uPVC double glazed bay window to front, radiator, laminate flooring, fitted wardrobes

Bedroom 3 10'7" x 10'5" (into wardrobes) (3.25m x 3.19m (into wardrobes))



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

Bedroom 4 8'8" x 6'8" (2.66m x 2.04m)



uPVC double glazed window to front, radiator

Family Bathroom 7'1" x 6'8" (2.18m x 2.04m)



white suite comprising wash hand basin, low level w.c. and shower bath with mains shower over, heated towel rail, tiled floor and walls, uPVC double glazed window to rear aspect

Outside

Rear Garden

enclosed rear garden with large timber deck, artificial lawn and raised borders with railway sleepers, built in gas barbeque

Front Garden

walled front with open access to imprinted concrete driveway

Additional Information

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

Agents Note

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