



Grosvenor Waterford are delighted to offer for sale this fabulous and extended three bedroom townhouse on Denise Road, Fazakerley. The spacious accommodation has been completely renovated by the current owners with spacious accommodation briefly comprising; entrance hall, living room, dining room and breakfast kitchen with integrated appliances. To the first floor there are three bedrooms and a modern family bathroom. Outside there is a walled front with gated access to a paved driveway that leads to the integral garage and a south west facing rear garden. The property also benefits from uPVC double glazing and gas central heating. An absolutely super family home, early viewing recommended.

£199,950



Entrance Hall

composite front door, laminate flooring, uPVC double glazed window to side aspect

Living Room 23'3" x 15'8" (7.11m x 4.79m)



uPVC double glazed window to front aspect, wall mounted electric fire, two radiators, laminate flooring, built in cupboard, open to dining room

Dining Room 8'8" x 7'6" (2.66m x 2.31m)



uPVC double glazed french doors to rear garden, inset ceiling spotlights, laminate flooring, skylight, open to kitchen

Kitchen 17'4" x 9'10" (5.29m x 3.02m)



fabulous fitted kitchen with a range of grey high gloss larder, base and

wall cabinets with complementary white worktops and breakfast bar, integrated oven, microwave and hob with extractor over, wine cooler, fridge freezer, tumble dryer, dishwasher and washing machine, vertical radiator, inset ceiling spotlights, laminate flooring, skylight, uPVC double glazed window to rear aspect

First Floor

Landing

uPVC double glazed frosted window to side aspect, access to loft space

Bedroom 1 12'0" x 9'7" (3.66m x 2.94m)



uPVC double glazed window to front aspect, radiator, built in cupboard

- 3 Bedroom End Townhouse
- South West Facing Rear Garden
- Integral Garage and Off Road Parking

- EPC Rating TBC
- Gas Central Heating

- High Quality Finish Throughout
- uPVC Double Glazing

Bedroom 2 9'3" x 9'7" (2.83m x 2.94m)



uPVC double glazed window to rear aspect, radiator, built in cupboard

Bedroom 3 8'8" x 8'7" (2.65m x 2.62m)



uPVC double glazed window to front aspect, radiator

Family Bathroom 5'5" x 8'7" (1.654m x 2.62m)



white 'p' shaped panelled bath with main shower over, wash hand basin in vanity cabinet and low level w.c., vertical radiator, tiled floor and walls, inset ceiling spotlights, built in cupboard, uPVC double glazed frosted window to rear aspect

Outside
South West Facing Rear Garden



fabulous rear garden with patio, lawn and borders, gated access to front

Front Garden
walled front with double gated access to paved driveway that leads to the integral garage

Integral Garage 16'4" x 7'8" (4.99m x 2.34m)
up and over, door, glazed window to side aspect, power and light

Additional Information
Tenure : Leasehold
Council Tax Band : A
Local Authority : Knowsley

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.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



