



Grosvenor Waterford are delighted to offer for sale this extended three bedroom semi detached property, ideally situated for Rice Lane train station and Rice Lane recreational grounds. The accommodation briefly comprises: entrance hall, w.c. (fitted 2022), living room, family room, dining room and kitchen. To the first floor are three bedrooms and a family bathroom (fitted 2022). Outside there is a good sized west facing rear garden with a fully insulated timber garden room/office with power, light and cat5 cabling and a walled front with gated access to lawn and block paved driveway that leads to the attached garage. The property also benefits from uPVC double glazing and gas central heating with a new boiler fitted Sept 25. An early viewing is recommended to fully appreciate this spacious family home.

£220,000



### Entrance Hall

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

### Downstairs W.C.

white suite comprising; wash hand basin and low level w.c., laminate flooring

### Living Room 12'7" x 13'5" (3.85m x 4.09m)

uPVC double glazed bay window to front aspect, electric log burner effect fire in feature surround, radiator, laminate flooring

### Family Room 11'6" x 11'5" (3.51m x 3.48m)



gas fire in feature surround, radiator, laminate flooring, open to dining room

### Dining Room 5'8" x 11'5" (1.74m x 3.48m)



uPVC double glazed patio doors to rear garden, laminate flooring

### Kitchen 15'1" x 7'4" (4.62m x 2.26m)



fitted kitchen with a range of base and wall cabinets with

complementary worktops, range cooker, space for fridge freezer and tumble dryer, plumbing for washing machine and dishwasher, linoleum flooring, tiled walls, uPVC double glazed window to rear aspect, uPVC door to side passageway

### First Floor

#### Landing

uPVC double glazed window to side aspect, built in cupboard

#### Bedroom 1 11'6" x 12'7" (3.52m x 3.85m)



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

**Bedroom 2 13'1" x 10'10" (4.01m x 3.31m)**



uPVC double glazed bay window to front aspect, radiator, laminate flooring

**Bedroom 3 7'8" x 7'11" (2.34m x 2.42m)**



uPVC double glazed bay window to front aspect, radiator, laminate flooring

**Family Bathroom 6'2" x 5'11" (1.88m x 1.81m)**



white suite comprising; panelled bath with shower over, wash hand basin in vanity cabinet and low level w.c., tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

**Outside**

**West Facing Rear Garden**

good sized rear garden with walled patio area looking onto a lawn with mature borders with Garden Room/Office to the rear

**Garden Room/Office 9'3" x 15'7" (2.82m x 4.76m)**



fully insulated timber structure ideal for use as a garden room, play room, gym or office with laminate flooring, power and light and cat5 cabling

**Front Garden**

walled front with double gated access to a lawn and block paved driveway that leads to an attached garage

**Attached Garage 17'2" x 6'10" (5.25m x 2.10m)**

double opening front doors, power and light, door and glazed window to rear aspect

**Additional Information**

Tenure : Freehold  
Council Tax Band : C  
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	
		68	74

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	



