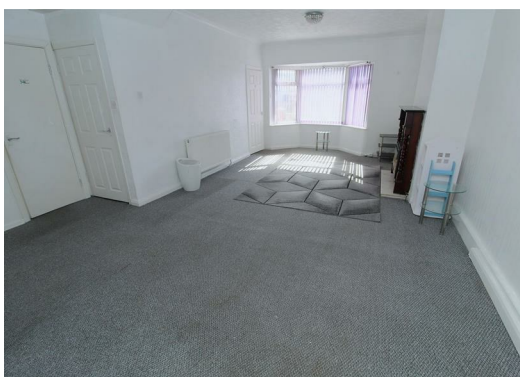




## Greystone Road, Fazakerley, Liverpool, L10 9LD

### £159,950

Grosvenor Waterford are pleased to offer for sale this extended three bedroom end terrace enjoying a great corner plot and conveniently situated for all local amenities and Aintree Hospital. The spacious accommodation benefits from two single storey extensions and briefly comprises; entrance hall, open plan lounge/dining room, kitchen, downstairs bedroom with ensuite and separate w.c.. To the first floor are two further double bedrooms and a family bathroom. Outside there is an enclosed rear garden and walled front with open access to off road parking. The property also benefits from a new roof, uPVC double glazing with new front door and gas central heating and is offered with no ongoing chain. A fantastic opportunity to acquire an extended property on a good sized corner plot - early viewing advised to avoid missing out.



**Entrance Hall**

main entrance door, radiator, stairs to first floor

**Lounge**

21'8" x 16'0" (max) (6.61m x 4.90m (max))

uPVC double glazed window to front aspect, gas fire in feature surround, two radiators, understairs cupboard

**Kitchen**

10'0" x 9'8" (3.06m x 2.95m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, plumbing for washing machine, space for fridge freezer, radiator, part tiled walls, uPVC double glazed windows and door to rear aspect

**Master Bedroom**

10'11" x 7'10" (3.34m x 2.41m )

uPVC double glazed window to front aspect, radiator, door to ensuite

**Ensuite**

4'3" x 7'2" (1.31m x 2.19m)

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

**Downstairs W.C.**

6'10" x 4'10" + storage area (2.10m x 1.48m + storage area)

modern white suite with low level w.c. and wash hand basin, radiator, tiled floor, uPVC double glazed frosted window to side aspect, open to storage rea with combi boiler and uPVC double glazed window to rear aspect

**First Floor**

**Landing**

uPVC double glazed window to side aspect, wall heater, access to loft space

**Bedroom 2**

10'10" x 16'2" (into wardrobes) (3.31m x 4.94m (into wardrobes))

uPVC double glazed window to front aspect, radiator, fitted wardrobes

**Bedroom 3**

10'7" x 8'10" (3.23m x 2.71m)

uPVC double glazed window to rear aspect, radiator

**Family Bathroom**

7'5" x 6'11" (2.27m x 2.13m)

white suite comprising; panelled bath with shower mixer tap, wash hand basin and low level w.c., radiator, tiled floor and walls, uPVC double glazed window to rear aspect

**Outside**

**Rear Garden**

enclosed paved rear garden with gated access to side

**Front Garden**

walled front with open access to pave driveway

**Additional Information**

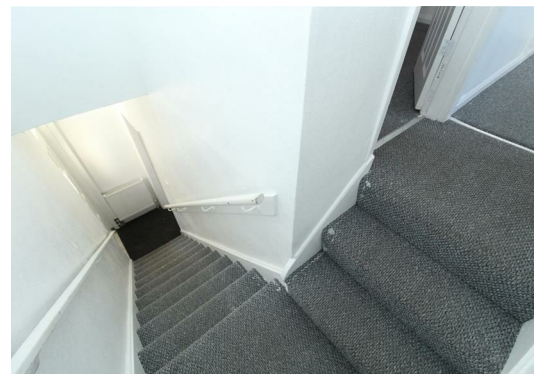
Tenure : Freehold

Council Tax Band : A

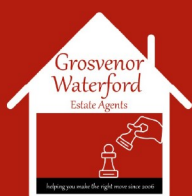
Local Authority : Liverpool

**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](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			
		65	81
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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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