Grosvenor Waterford
ESTATE AGENTS LIMITED

BRITISH PROPERTY AWARDS
GOLD WINNER
ESTATE AGENT IN LIVERPOOL

Barbara Avenue, Fazakerley, Liverpool, L10 0AH
£210,000

Grosvenor Waterford are delighted to offer for sale this charming three bedroom semi detached house, situated at the end of a most sought after cul de sac off Field Lane. The property enjoys a good sized plot and is slightly larger than most similar houses nearby and provides spacious accommodation briefly comprising; entrance hall, living room, dining room and breakfast kitchen. To the first floor there are three double bedrooms and a modern shower room. Outside there is a good sized rear garden and walled front with gated access to a large paved driveway. This fabulous property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A perfect family home - an early viewing is highly recommended.

Entrance Hall
composite front door, uPVC double glazed window to side aspect, radiator, laminate flooring, understairs cupboard, stairs to first floor

Living Room
10'11" x 13'1" (3.35m x 3.99m)
uPVC double glazed window to rear aspect, hole in the wall gas fire in feature surround, radiator

Dining Room
10'11" x 13'1" (3.35m x 3.99m)
uPVC double glazed window to front aspect, radiator, feature fireplace

Breakfast Kitchen
12'6" x 10'0" (3.83m x 3.06m)
fitted kitchen with a good range of base and wall cabinets with complementary worktops, integrated double oven and gas hob with extractor over, space for fridge freezer, plumbing for washing machine, radiator, tiled splashbacks, uPVC double glazed windows to front, side and rear aspects, uPVC doors to side aspect

First Floor

Landing
picture uPVC double glazed window to front aspect

Bedroom 1
10'11" x 13'1" (3.35m x 3.99m)
uPVC double glazed window to front aspect, radiator

Bedroom 2
10'11" x 13'1" (3.35m x 3.99m)
uPVC double glazed window to rear aspect, radiator

Bedroom 3
12'6" x 10'0" (3.83m x 3.07m)
two uPVC double glazed window to rear aspect and one uPVC double glazed window to side aspect, radiator

Shower Room
6'4" x 6'7" (1.94m x 2.02m)
white suite comprising; shower cubicle with electric shower over, wash hand basin and low level w.c. in vanity cabinets, radiator, tiled floor and walls. inset ceiling spotlights, built in cupboard, uPVC double glazed frosted window to side aspect

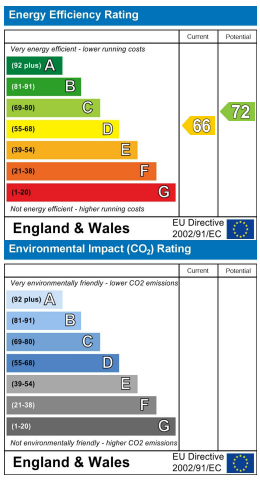
Outside

Rear Garden
great sized rear garden laid mainly to lawn with planted borders, patio extending around tot he side and shed

Front Garden
walled front with double gated access to good sized paved driveway providing plenty of off road parking

Additional Information
Tenure : Freehold
Council Tax Band : Knowsley
Local Authority : C

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.



Grosvenor Waterford
ESTATE AGENTS LIMITED

The Property Ombudsman

197 Altway, Aintree, Liverpool L10 6LB
Tel: 0151 526 7638
Fax: 0151 526 7971

19 Utting Avenue, Anfield, Liverpool L4 7UN
Tel: 0151 523 4055
Email: info@grosvenorwaterford.co.uk