



Grosvenor Waterford
ESTATE AGENTS LIMITED

Beryl Walk, Fazakerley, Liverpool, L10 4YP

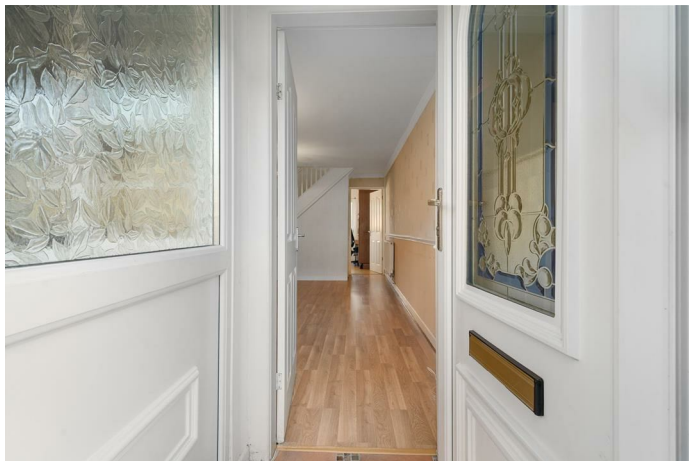


Grosvenor Waterford are pleased to offer for sale this well presented freehold two bedroom townhouse, situated on the popular Field Lane estate, Fazakerley. The accommodation briefly comprises; entrance porch, lounge and dining kitchen. To the first floor there are two double bedrooms and a family bathroom. Outside there are front and rear gardens. The property also benefits from uPVC double glazing and is offered with the added advantage of no on going chain. An ideal property for an investor or first time buyer - viewing recommended.

£115,000



Vestibule



uPVC front door and double glazed window, tiled floor

Living Room 11'6" x 19'0" (3.52m x 5.80m)



uPVC double glazed window to front aspect, feature fireplace, two radiators, laminate flooring, stairs to first floor

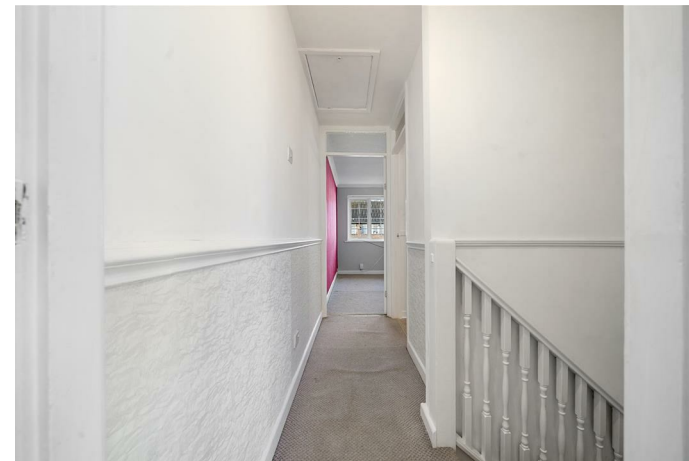
Dining Kitchen 11'6" x 8'0" (3.51m x 2.44m)



fitted kitchen with a 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, laminate flooring, tiled splashbacks, uPVC double glazed window to rear aspect, uPVC door to rear garden

First Floor

Landing



access to loft space

Bedroom 1 11'6" x 11'3" (3.52m x 3.44m)



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

Bedroom 2 11'6" x 10'5" (3.52m x 3.20m)



two uPVC double glazed windows to front aspect, radiator

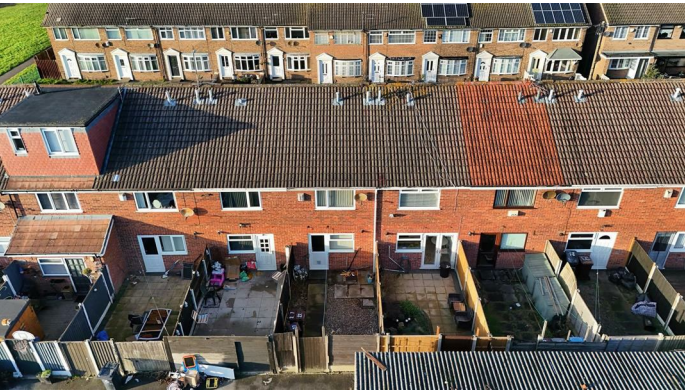
Bathroom 8'7" x 5'2" (2.64m x 1.58m)



modern white suite comprising; panelled bath with mains shower over, wash hand basin and low level w.c., white heated towel rail, laminate flooring, part tiled walls

Outside

Rear Garden



ornamental rear garden with gated access to service road behind

Front Garden

walled front with gated access

Additional Information

Tenure : Freehold
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	



