



Grosvenor Waterford are delighted to present this beautiful two bedroom end terrace house located on Dereham Crescent, close to Aintree University Hospital and Fazakerley High School. This property enjoys a larger plot with an oversized driveway and generous garden. The accommodation itself comprises: entrance porch, hall, living room, dining kitchen and rear lean to, with two double bedrooms and bathroom upstairs. The property benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. An ideal property for a first time buyer, just a few minutes walk from Fazakerley train station and close to the motorway network - viewing recommended.

£145,000



Entrance Porch 4'11" x 4'5" (1.51m x 1.35m)



uPVC front door with uPVC double glazed windows to front and side aspects

Hall



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

Living Room 15'11" x 13'3" (4.86m x 4.06m)



uPVC double glazed bay window to front aspect, wall mounted electric fire, radiator, laminate flooring, understairs cupboard

Dining Kitchen 7'2" x 16'5" (2.20m x 5.02m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator, tiled floor and splashbacks, inset ceiling spotlights, Vaillant boiler, uPVC double glazed window to rear aspect, uPVC glazed door to Lean To

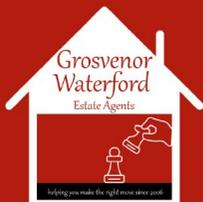
Lean To 6'2" x 4'7" (1.88m x 1.40m)

uPVC double glazed window, built in cupboard, door to rear garden

First Floor

Landing

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



- 2 Bedroom End Terrace
- Good Sized Plot with large Front Drive and Rear Garden
- Popular Location
- EPC Rating D
- uPVC Double Glazing
- No Chain
- Gas Central Heating

Bedroom 1 9'1" x 13'4" (2.78m x 4.07m)



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

Bedroom 2 11'8" x 8'11" (3.56m x 2.73m)



uPVC double glazed window to rear aspect, radiator

Bathroom 8'7" x 7'2" (2.62m x 2.19m)



spacious bathroom with white suite comprising; panelled bath with mains shower over, wash hand basin and low level w.c., radiator, tiled floor and part tiled walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden



good sized rear garden with patio, lawn and planted borders, large shed

Front Driveway

walled front with open access to tarmac driveway, gated access to rear garden

Additional Information

Tenure : Leasehold
Council Tax Band : A
Local Authority : Liverpool

Agents Note

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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		68	75
		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		72	76
		EU Directive 2002/91/EC	



