



Selby Road, Orrell Park, Liverpool, L9 8ED

£165,000

Grosvenor Waterford are delighted to offer for sale this beautifully presented three bedroom terraced house located in the popular residential area of Orrell Park and convenient for all local amenities including, shops, schools and transport links. The spacious accommodation briefly comprises; vestibule, entrance hall, living room, dining room and modern kitchen/breakfast room. To the first floor there are three good sized bedrooms and a newly installed family bathroom. Outside there is a courtyard to the rear. The property also benefits from gas central heating and new double glazed windows and front and back doors. A great property; ideal for a first time buyer. Must be viewed.



Vestibule

composite front door, laminate floor

Hall

radiator, laminate floor, stairs to first floor

Living Room

13'1" x 10'9" (4.00m x 3.28m)

uPVC double glazed bay window to front aspect, gas fire in feature surround, radiator, laminate flooring, open to dining room

Dining Room

14'7" (max) x 14'3" (max) (4.45m (max) x 4.36m (max))

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

Kitchen

15'6" x 9'4" (4.74m x 2.86m)

modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, tiled floor and splashbacks, radiator, uPVC double glazed windows to side and rear aspects, composite stable door to rear courtyard

First Floor

Landing

access to loft space, built in cupboard

Bedroom 1

13'0" x 14'3" (3.97m x 4.36m)

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

Bedroom 2

12'11" x 8'10" (3.96m x 2.71m)

uPVC double glazed window to rear aspect, radiator, laminate flooring

Bedroom 3

9'5" x 9'4" (2.89m x 2.86m)

uPVC double glazed window to rear aspect, radiator, laminate flooring

Family Bathroom

8'4" x 6'3" (2.56m x 1.93m)

modern white suite comprising; panelled bath with mains shower over, wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

Outside

Rear Courtyard

lovely walled outside space with gate to rear

Additional Information

Tenure : Freehold

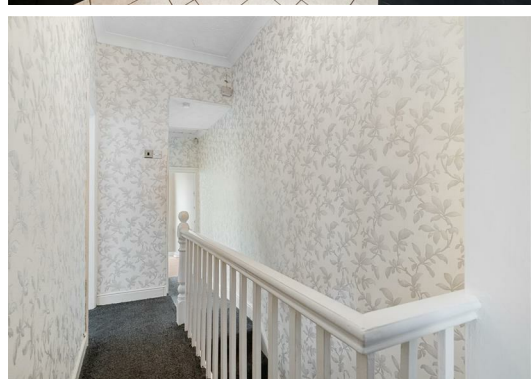
Council Tax Band : A

Local Authority : Liverpool

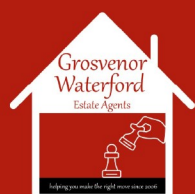
Agents Note

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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		80
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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