



Lower House Lane, Liverpool, L11 2SF

By auction £90,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000

Grosvenor Waterford are pleased to offer for Auction this three bedroom end terraced house situated in a popular location close to Aintree University Hospital and St John Bosco Arts College. The accommodation briefly comprises; entrance hall, lounge and dining kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is a good sized rear garden and walled front. 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 or investor - viewing recommended.



Entrance Hall

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

Lounge

15'3" (into bay) x 12'2" (4.65m (into bay) x 3.73m)

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

Dining Kitchen

8'11" x 12'2" (2.73m x 3.71m)

selection of base and wall cabinets, plumbing for washing machine space for fridge freezer, radiator, tiled floor, pantry cupboard, uPVC double glazed window to rear aspect, uPVC door to rear garden

First Floor

Landing

uPVC double glazed window to side aspect

Bedroom 1

13'10" x 8'7" (4.24m x 2.63m)

uPVC double glazed window to front aspect, radiator, feature fireplace

Bedroom 2

9'0" x 8'7" (2.75m x 2.64m)

uPVC double glazed window to rear aspect, radiator, feature fireplace, Worcester boiler

Bedroom 3

10'10" x 6'6" (3.31m x 1.99m)

uPVC double glazed window to front aspect, radiator

Family Bathroom

5'10" x 6'0" (1.80m x 1.85m)

white bathroom suite comprising; bath, pedestal sink and low level w.c., radiator, part tiled walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden

good sized rear garden

Front Garden

walled front with gated access to front garden

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		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		85
(81-91) B		
(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		