



Allendale Avenue, Aintree, Liverpool, L9 0JX

£130,000

Grosvenor Waterford are delighted to offer for sale this three bedroom terraced freehold property situated in a cul de sac in a sought after location of Aintree, convenient for all local amenities and transport links. The well presented accommodation briefly comprises; entrance hall, living room, dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is a westerly facing rear courtyard. The property benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. Ideal for an investor or first time buyer - viewing recommended.



Entrance Hall

front door, radiator, stairs to first floor

Living Room

13'3" x 10'1" (4.05m x 3.09m)

uPVC double glazed bay window to front aspect, radiator

Dining Kitchen

12'4" x 15'6" (3.77m x 4.73m)

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

First Floor

Landing

Bedroom 1

13'8" x 9'8" (4.19m x 2.96m)

uPVC double glazed bay window to front aspect, radiator

Bedroom 2

11'10" x 9'8" (3.63m x 2.96m)

uPVC double glazed window to rear aspect, radiator

Bedroom 3

6'9" x 5'5" (2.07m x 1.66m)

uPVC double glazed window to front aspect, radiator

Family Bathroom

8'1" x 5'5" (2.47m x 1.66m)

white suite comprising; panelled bath, 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 Courtyard

walled courtyard with gated access to rear

Additional Information

Tenure : Freehold

Council Tax Band : A

Local Authority : Liverpool

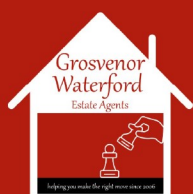
Agents Note

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			
(81-81) B			87
(69-80) C		69	
(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			
(81-81) 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			



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