Grosvenor Waterford
ESTATE AGENTS LIMITED

BRITISH PROPERTY AWARDS
GOLD WINNER
ESTATE AGENT IN LIVERPOOL

Greystone Road, Fazakerley, Liverpool, L10 9LD
£170,000

Grosvenor Waterford are pleased to offer for sale this extended three bedroom end terrace enjoying a great corner plot and conveniently situated for all local amenities and Aintree Hospital. The spacious accommodation benefits from two single storey extensions and briefly comprises; entrance hall, open plan lounge/dining room, kitchen, downstairs bedroom with ensuite and separate w.c.. To the first floor are two further double bedrooms and a family bathroom. Outside there is an enclosed rear garden and walled front with open access to off road parking. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A fantastic opportunity to acquire an extended property on a good sized corner plot - early viewing advised to avoid missing out.

Entrance Hall
main entrance door, radiator, stairs to first floor

Lounge
21'8" x 16'0" (max) (6.61m x 4.90m (max))
uPVC double glazed window to front aspect, gas fire in feature surround, two radiators, understairs cupboard

Kitchen
10'0" x 9'8" (3.06m x 2.95m)
fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, plumbing for washing machine, space for fridge freezer, radiator, part tiled walls, uPVC double glazed windows and door to rear aspect

Master Bedroom
10'11" x 7'10" (3.34m x 2.41m)
uPVC double glazed window to front aspect, radiator, door to ensuite

Ensuite
4'3" x 7'2" (1.31m x 2.19m)
white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., heated towel rail, tiled floor and walls, uPVC double glazed frosted window to rear aspect

Downstairs W.C.
6'10" x 4'10" + storage area (2.10m x 1.48m + storage area)
modern white suite with low level w.c. and wash hand basin, radiator, tiled floor, uPVC double glazed frosted window to side aspect, open to storage rea with combi boiler and uPVC double glazed window to rear aspect

First Floor

Landing
uPVC double glazed window to side aspect, wall heater, access to loft space

Bedroom 2
10'10" x 16'2" (into wardrobes) (3.31m x 4.94m (into wardrobes))
uPVC double glazed window to front aspect, radiator, fitted wardrobes

Bedroom 3
10'7" x 8'10" (3.23m x 2.71m)
uPVC double glazed window to rear aspect, radiator

Family Bathroom
7'5" x 6'11" (2.27m x 2.13m)
white suite comprising; panelled bath with shower mixer tap, wash hand basin and low level w.c., radiator, tiled floor and walls, uPVC double glazed window to rear aspect

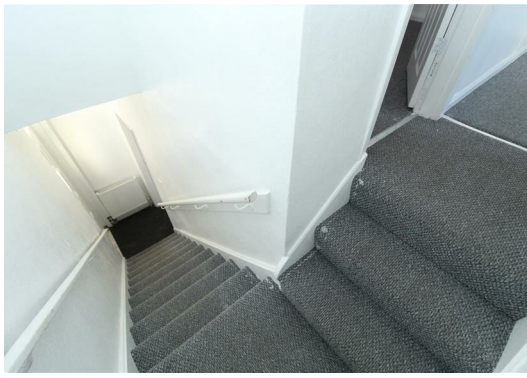
Outside

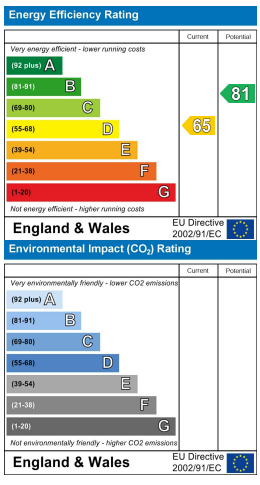
Rear Garden
enclosed paved rear garden with gated access to side

Front Garden
walled front with open access to pave driveway

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.





Grosvenor Waterford
ESTATE AGENTS LIMITED

The Property Ombudsman

197 Altway, Aintree, Liverpool L10 6LB
Tel: 0151 526 7638
Fax: 0151 526 7971

19 Utting Avenue, Anfield, Liverpool L4 7UN
Tel: 0151 523 4055
Email: info@grosvenorwaterford.co.uk