



Dooley Drive, Old Roan, Liverpool, L30 8RP

Grosvenor Waterford
ESTATE AGENTS LIMITED

The Property
Ombudsman

Grosvenor Waterford are delighted to offer for sale this fabulous three bedroom end terrace situated on this very popular estate and convenient for local shops, schools and Old Roan Station. The beautiful accommodation briefly comprises; entrance hall, lounge and knocked through dining room and kitchen. To the first floor there are three double bedrooms and a modern family bathroom. Outside there is a good sized private rear garden with new timber deck, lawn and outbuildings with w.c. and walled front garden. The property also benefits from gas central heating and new uPVC double glazed windows (2020). A viewing is highly recommended for this spacious and modern family home.

£185,000



Entrance Hall



composite front door, radiator, laminate flooring, stairs to first floor

Lounge 10'6" (plus alcove) x 12'7" (3.21m (plus alcove) x 3.86m)



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

Dining Kitchen 11'11" x 19'5" (3.64m x 5.94m)



modern fitted kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, integrated oven and gas hob with extractor over, plumbing for washing machine, radiator, inset ceiling spotlights, laminate flooring, tiled splashbacks, pantry cupboard, uPVC double glazed window to side aspect, uPVC door and full height double glazed window to rear aspect

First Floor

Landing

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

Bedroom 1 13'0" x 11'5" (3.98m x 3.50m)



uPVC double glazed window to front aspect, radiator

Bedroom 2 9'6" x 11'5" (2.90m x 3.48m)



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

Bedroom 3 9'1" x 7'9" (2.79m x 2.37m)



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

Family Bathroom 5'7" x 7'8" (1.71m x 2.35m)



modern white suite comprising; panelled bath with shower mixer tap, wash hand basin and low level w.c., chrome heated towel rail, part tiled walls, two uPVC double glazed frosted windows to rear aspect

Outside

Rear Garden

private rear garden which is not overlooked with new timber deck, lawn, mature borders, and outbuildings with storage and w.c., gated access to front

Front Garden

walled front with gated access to lawn and path

Additional Information

Tenure : Freehold
Council Tax Band : B
Local Authority : Sefton

Agents Note

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