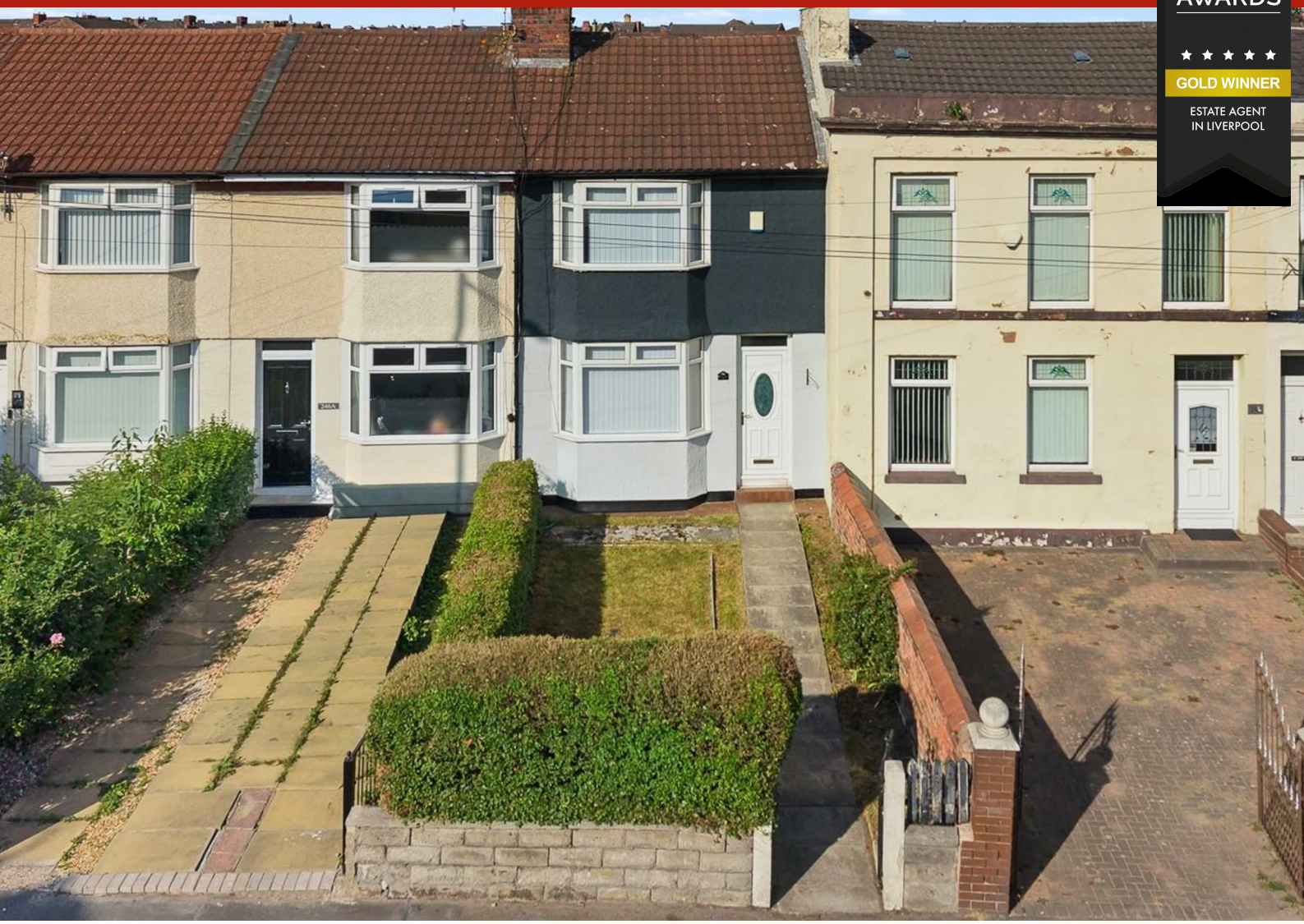


Westminster Road, Kirkdale, Liverpool, L4 4LZ
£115,000

Grosvenor Waterford are delighted to offer for sale this recently renovated two bedroom terraced house ideally located for County Road shops and Kirkdale train station. The accommodation briefly comprises; entrance hall, living room, dining room and kitchen. To the first floor there are two double bedrooms and a bathroom. Outside there is an enclosed rear garden. 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
uPVC front door, laminate flooring, stairs to first floor

Living Room
13'8" x 14'0" (4.19m x 4.28m)
uPVC double glazed bay window to front aspect, radiator, laminate flooring, understairs cupboard

Dining Room
10'0" x 14'0" (3.06m x 4.28m)
uPVC double glazed window to rear aspect, radiator, laminate flooring

Kitchen
12'5" x 8'3" (3.79m x 2.53m)
fitted kitchen with a range of base and wall cabinets with complementary worktops, vinyl flooring, tiled splashbacks, uPVC double glazed window to side aspect, uPVC door to rear garden

Utility
2'8" x 8'3" (0.82m x 2.52m)
worktops with space underneath for tumble dryer and plumbing for washing machine, uPVC double glazed window to side aspect

First Floor

Landing
access to loft space

Bedroom 1
12'4" x 14'0" (3.78m x 4.28m)
uPVC double glazed bay window to front aspect, radiator

Bedroom 2
11'7" x 8'3" (3.55m x 2.54m)
uPVC double glazed window to rear aspect, radiator, built in cupboard

Bathroom
8'7" x 5'4" (2.62m x 1.64m)
modern white suite comprising; panelled bath, wash hand basin and low level w.c., radiator, vinyl flooring, part tiled walls, uPVC double glazed frosted window to rear aspect

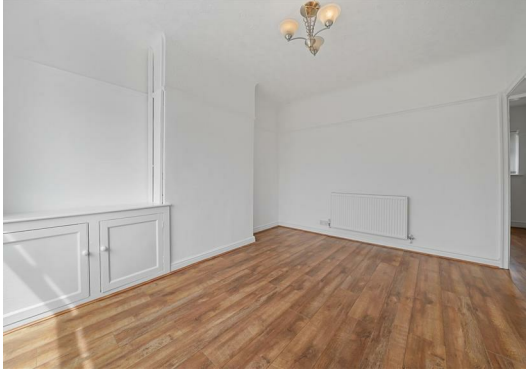
Outside

Front Garden
walled front with gated access to lawned area

Rear Garden
walled rear garden with gated access to rear

Additional Information
Tenure : Freehold
Council Tax Band : A
Local Authority : Liverpool

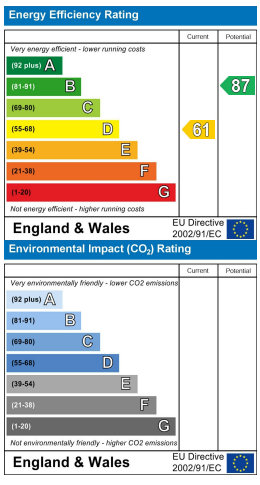
Agents Note
Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are 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.











Grosvenor Waterford Estate Agents
197 Altway, Aintree, Liverpool L10 6LB
Tel: 0151 526 7638
Fax: 0151 526 7971

The Property Ombudsman