



Grosvenor Waterford are delighted to offer to the market this three bedroom mid-terrace house located on Leicester Road in Bootle. The well presented accommodation briefly comprises; vestibule, hall, living room, family room and spacious dining kitchen. To the first floor there are three bedrooms and a shower room. Outside there is a walled courtyard. The property also benefits from uPVC double glazing and gas central heating. Offered with no ongoing chain this house presents a great opportunity for both first-time buyers and investors alike. An early viewing is recommended to appreciate this ideal family home.

£115,000



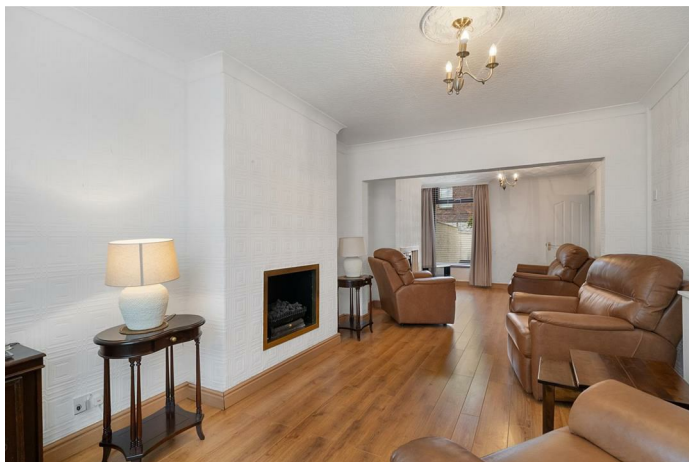
### Vestibule

uPVC front door, laminate flooring

### Hall

radiator, laminate flooring, stairs to first floor

### Living Room 14'10" x 10'9" (4.54m x 3.29m)



uPVC double glazed bay window to front aspect, hole in the wall gas fire, radiator, laminate flooring, open to family room

### Family Room 12'9" x 10'9" (3.89m x 3.28m)

uPVC double glazed window to rear aspect, hole in the wall gas fire, radiator, laminate flooring

### Dining Kitchen 16'2" x 8'11" (4.93m x 2.73m)



dining space with a fitted kitchen comprising wall and base cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, tiled floor and splashbacks, radiator, understairs pantry cupboard, uPVC double glazed windows to side and rear aspects, uPVC door to rear courtyard

### First Floor

#### Landing

laminate flooring, access to loft space

### Bedroom 1 13'11" x 15'1" (4.26m x 4.60m)

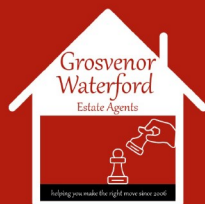


uPVC double glazed bay window to front aspect, radiator

### Bedroom 2 12'7" x 8'9" (3.85m x 2.67m)



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



- 3 Bedroom Mid Terrace
- uPVC Double Glazing
- Viewing recommended
- EPC Rating TBC
- Gas Central Heating
- No Chain
- Popular Location

### Bedroom 3 10'6" x 8'11" (3.21m x 2.73m)



uPVC double glazed window to rear aspect, radiator, laminate flooring, built in wardrobes

### Shower Room 5'2" x 5'8" (1.60m x 1.74m)



white suite comprising; shower cubicle, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted window to side aspect

### Outside

### Rear Courtyard



walled paved rear with gated access to rear alleyway

### Front

walled front with wrought iron railings and gate

### Additional Information

Tenure : Leasehold  
Council Tax Band : A  
Local Authority : Sefton

### 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](http://www.gov.uk/government/organisations/land-registry).

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



