



## **Formosa Drive, Fazakerley, Liverpool, L10 7LB** **£155,000**

Grosvenor Waterford are delighted to offer to the market this immaculately presented three bedroom end terraced house situated on a good sized plot on a popular residential estate and convenient for transport links and Aintree University Hospital. The spacious accommodation briefly comprises; entrance hall, lounge, dining room and modern fitted kitchen with granite worktops. To the first floor there are three good sized bedrooms and shower room with separate w.c.. Outside there is a lovely rear garden and large front garden providing ample of road parking. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A viewing is essential to appreciate this lovely family home.



## Entrance Hall

uPVC front door, radiator, tiled flooring, built in cupboards, stairs to first floor



## Dining Room

13'5" x 12'1" (4.09m x 3.68m)

uPVC double glazed bay window to front aspect, radiator, open to radiator

## Living Room

11'5" x 12'6" (3.48m x 3.81m )

uPVC double glazed french doors to rear garden, gas fire in feature surround, radiator

## Kitchen

8'4" x 9'5" (2.54m x 2.87m)

fitted kitchen with a range of base and wall cabinets with contrasting black granite worktops, integrated double oven and hob with extractor over, integrated fridge, tiled floor and splashbacks, inset ceiling spotlights, plumbing for washing machine and slimline dishwasher, uPVC double glazed window to rear aspect, uPVC glazed door to rear garden

## First Floor

### Landing

uPVC double glazed window to side aspect, access to loft space, built in cupboard



### Bedroom 1

10'4" x 13'3" (3.15m x 4.04m)

uPVC double glazed window to front aspect, radiator, fitted wardrobes

### Bedroom 2

10'4" x 9'5" (3.15m x 2.87m)

uPVC double glazed window to rear aspect, radiator, built in cupboards, bedroom furniture

### Bedroom 3

9'5" x 10'2" (2.87m x 3.10m)

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



### Shower Room

modern shower room with shower cubicle with mains shower and wash hand basin in vanity cabinet, chrome heated towel rail, vinyl flooring, tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

### Separate W.C.

low level w.c. tiled floor and walls, uPVC double glazed frosted window to rear aspect



## Outside

### Front Garden

walled front with gated access to large paved driveway

### Rear Garden

good sized ornamental rear garden with shed and gated access to front

## 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](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	