



**Stanley Park Avenue South, Anfield, Liverpool, L4 7XD**

**Grosvenor Waterford**  
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this recently redecorated three bedroomed mid terraced house in a popular location just off Utting Avenue and close to Stanley Park. The spacious accommodation briefly comprises; entrance hall, living room, dining room and kitchen. To the first floor there are three bedrooms and a bathroom with both a bath and separate shower. Outside there is a walled rear yard. The property also benefits from uPVC double glazing, gas central heating and new carpets upstairs and is offered with no ongoing chain. This would be perfect for a first-time buyer or investor - early viewing recommended.

£140,000



### Entrance Hall

uPVC front door, radiator, stairs to first floor with new carpet

### Living Room 13'3" (into bay) x 10'7" (4.04m (into bay) x 3.24m)



uPVC double glazed bay window, radiator, open to dining room

### Dining Room 11'11" x 11'2" (3.65m x 3.41m)



uPVC double glazed window to rear aspect, radiator

### Kitchen 12'0" x 10'0" (3.68m x 3.06m)



fitted kitchen with a range of base and wall cabinets with

complementary worktops and breakfast bar. integrated electric oven and hob with extractor over, radiator, new vinyl flooring, uPVC double glazed windows to side and rear aspects, understairs storage area, door to rear yard

### First Floor

### Landing



new carpet, build in cupboard

**Bedroom 1 13'1" (into bay) x 14'8" (3.99m (into bay) x 4.49m)**



uPVC double glazed bay window to front aspect, radiator, original fireplace, new carpet

**Bedroom 2 12'0" x 9'5" (3.68m x 2.88m)**



uPVC double glazed window to rear aspect, radiator, new carpet

**Bedroom 3 9'7" x 10'2" (into doorway) (2.94m x 3.12m (into doorway) )**



uPVC double glazed window to rear aspect, radiator, boiler, new carpet

**Bathroom 10'2" (max) x 7'1" (3.11m (max) x 2.18m)**



four piece white suite comprising; panelled bath, walk in shower with mains shower, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect.

**Outside**

**Rear Yard**

walled yard with gated access to rear alley

**Front**

walled front with wrought iron railings and gate

**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			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(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			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(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	



