Grosvenor Waterford
ESTATE AGENTS LIMITED

BRITISH PROPERTY AWARDS
GOLD WINNER
ESTATE AGENT IN LIVERPOOL

First Avenue, Fazakerley, Liverpool, L9 9DW
£145,000

Grosvenor Waterford are pleased to offer for sale this three bedroom terraced property situated in the popular 'Avenues', just off Longmoor Lane. The accommodation briefly comprises: entrance hall, lounge and dining room and kitchen. To the first floor there are three good sized bedrooms and a spacious family bathroom. Outside there is an enclosed rear yard. The property also 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 double glazed front door, radiator, laminate flooring, stairs to first floor

Lounge
11'2" (+bay) x 12'4" (3.41m (+bay) x 3.76m)
uPVC double glazed bay window to front aspect, electric fire in feature surround, radiator, laminate flooring, double doors to dining room

Dining Room
13'3" x 11'1" (4.06m x 3.38m)
uPVC double glazed french doors to rear courtyard, radiator, laminate flooring, open to kitchen

Kitchen
9'11" x 6'11" (3.04m x 2.11m)
fitted kitchen with a range of white base and wall cabinets with contrasting black worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, tiled floor and splashbacks, uPVC double glazed window to rear aspect

First Floor

Landing
laminate flooring, inset ceiling spotlights

Bedroom 1
13'3" (into bay) x 11'1" (4.04m (into bay) x 3.40m)
uPVC double glazed bay window to front aspect, radiator, laminate flooring

Bedroom 2
13'4" x 11'1" (4.07m x 3.38m)
uPVC double glazed window to rear aspect, radiator, laminate flooring, built in wardrobes (housing boiler)

Bedroom 3
7'11" x 6'11" (2.42m x 2.13m)
uPVC double glazed window to front aspect, radiator

Family Bathroom
6'9" x 6'10" (2.06m x 2.09m)
modern white suite comprising; panelled bath with electric shower, over, wash hand basin and low level w.c., radiator, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

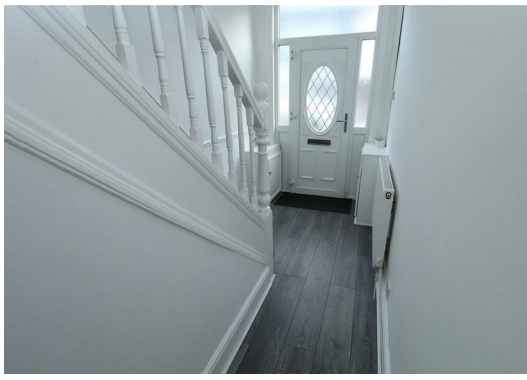
Outside

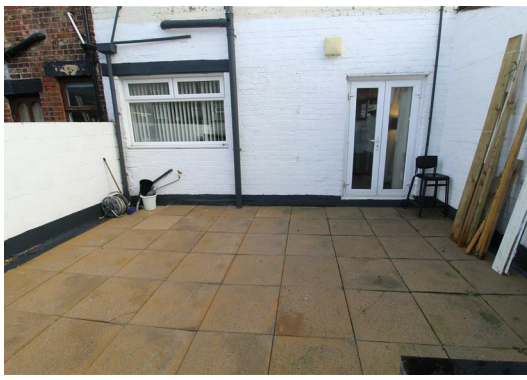
Rear Courtyard
walled, paved courtyard with gated access to rear

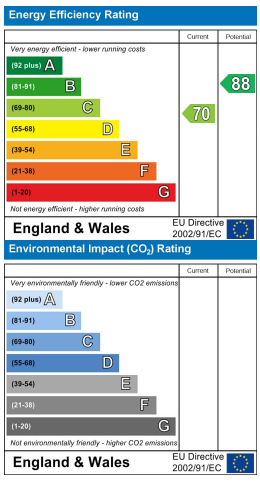
Front
walled front with open access to front door

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.







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