



Olney Street, Walton, L4 5QN



Grosvenor Waterford
ESTATE AGENTS LIMITED

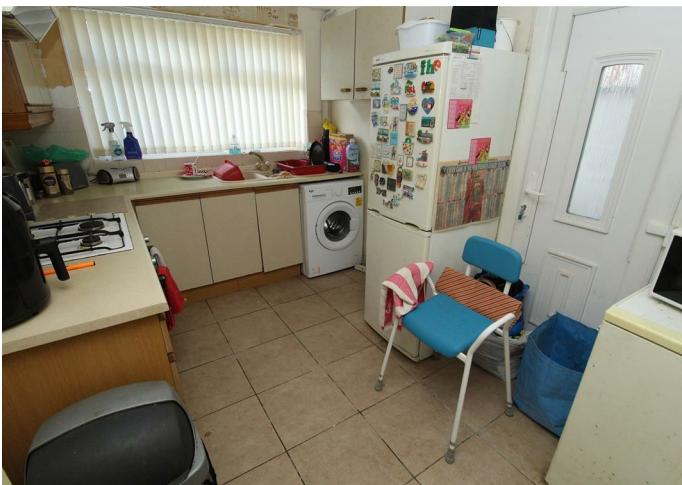




ATTENTION INVESTORS

Grosvenor Waterford are pleased to offer for Sale this two bedroom mid terraced house. The property briefly consists of vestibule, hall, lounge, dining room and kitchen. To the first floor are two double bedrooms, bathroom and a study. The property also benefits from uPVC double glazing and gas central heating and is being sold with a long term tenant in situ currently paying £650 per calendar month.

£105,000



Vestibule

front entrance door, laminate flooring

Hall



laminate flooring, radiator, stairs to first floor

Lounge 10'7" x 14'11" (3.23m x 4.55m)



uPVC double glazed window to rear aspect, radiator

Dining Room 11'3" (+bay) x 11'3" (3.45m (+bay) x 3.45m)

uPVC double glazed bay window to front aspect, radiator, laminate flooring

Kitchen 11'3" x 8'0" (3.45m x 2.45m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator, tiled floor and splashbacks, uPVC double glazed window to rear aspect, uPVC door to rear courtyard

First Floor

Landing



radiator

Bedroom 1 11'3" (+bay) x 14'9" (3.45m (+bay) x 4.51m)



uPVC double glazed bay window to front aspect, radiator



Bedroom 2 8'7" x 10'9" (2.62m x 3.30m)



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

Family Bathroom 5'10" x 5'0" (1.80m x 1.54m)



white suite comprising; bath with electric shower over, wash hand basin and low level w.c., radiator, uPVC double glazed frosted window to side aspect

Study 5'0" x 8'0" (1.53m x 2.44m)



uPVC double glazed window to rear aspect

Additional Information

Tenure : leasehold

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	
(69-80)	C		
(55-68)	D	66	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



