



Grosvenor Waterford
ESTATE AGENTS LIMITED

Greenbank Drive, Faxakerley, Liverpool, L10 4UE



Grosvenor Waterford are delighted to offer for sale this three bedroom townhouse situated on this popular, private residential estate. The well presented accommodation briefly comprises; entrance porch, hall, lounge, dining kitchen and conservatory. To the first floor there are three bedrooms and a family bathroom. Outside there is a south west facing rear garden and open plan front with off road parking. The property also benefits from uPVC double glazing and gas central heating and is offered with the added advantage of no ongoing chain. Must be viewed. Particularly ideal for an investor or first time buyer.

£180,000



Entrance Porch

uPVC double glazed porch with full height glazed front door, tiled flooring

Hall

uPVC door, radiator, laminate flooring, stairs to first floor

Living Room 12'10" x 11'10" (3.92m x 3.61m)



uPVC double glazed window to front aspect, radiator, laminate flooring, inset ceiling spotlights

Dining Kitchen 8'2" x 15'1" (2.49m x 4.62m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, space for american style fridge freezer, plumbing for washing machine, radiator, laminate flooring, tiled splashbacks, inset ceiling spotlights, understairs cupboard, uPVC double glazed window to rear aspect, uPVC door to conservatory

Conservatory 11'2" x 12'7" (3.41m x 3.86m)



uPVC double glazed conservatory with french doors to rear garden

First Floor

Landing

access to loft space

Bedroom1 11'5" x 8'7" (3.50m x 2.64m)



uPVC double glazed window to front aspect, radiator, fitted bedroom furniture

Bedroom 2 9'10" x 7'11" (3.00m x 2.43m)



uPVC double glazed window to rear aspect, radiator, fitted bedroom furniture

Bedroom 3 6'10" x 6'11" (2.10m x 2.12m)



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

Family Bathroom



white suite comprising: panelled bath with electric shower over, wash hand basin and low level w.c., radiator, tiled floor and walls, built in cupboard, uPVC double glazed frosted window to front aspect

Outside

South West Facing Rear Garden



good sized rear garden with timber deck, ornamental borders around a flagged area and shed, gated access towards rear

Front Garden

open plan front with lawn and tarmac driveway

Additional Information

Tenure : Freehold
Council Tax Band : B
Local Authority : Knowsley

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		86
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



