Grosvenor Waterford
ESTATE AGENTS LIMITED

BRITISH PROPERTY AWARDS
GOLD WINNER
ESTATE AGENT IN LIVERPOOL

Montrovia Crescent, Fazakerley, Liverpool, L10 7LX
£160,000

Grosvenor Waterford are delighted to offer for sale this extended three bedroom semi-detached property occupying a generous corner plot just a short walk from Aintree Hospital and local primary schools. The accommodation briefly comprises; entrance hall, living room, extended recently fitted kitchen/diner, conservatory and ground floor bathroom. To the first floor there are three good sized bedrooms. Outside there are well maintained gardens to three sides, a detached garage and driveway for a number of vehicles. The property also benefits from new uPVC double glazed windows and new external doors, gas central heating and is offered with no ongoing chain. A fabulous family home in a great location - must be viewed to be fully appreciated.

Entrance Hall
composite front door, laminate flooring, stairs to first floor

Living Room
15'10" (into bay) x 12'11" (4.84m (into bay) x 3.95m)
uPVC double glazed bay window to front aspect, radiator, laminate flooring, under stairs storage

Dining Kitchen
16'2" x 6'11" (4.93m x 2.13m)
fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, plumbing for washing machine, space for fridge freezer, laminate flooring, two uPVC double glazed windows to rear aspect, door to conservatory

Conservatory
5'4" x 5'2" (1.65m x 1.59m)
uPVC double glazed conservatory with door to garden, vinyl flooring

Downstairs Bathroom
8'1" x 6'3" (2.48m x 1.92m)
white suite comprising; panelled bath with electric shower over, low level w.c. and wash hand basin in vanity cabinet, laminate flooring, radiator, access to loft space, uPVC double glazed frosted window to side aspect

First Floor

Landing
uPVC double glazed window to side aspect, access to loft space

Bedroom 1
13'4" x 8'9" (4.07m x 2.69m)
uPVC double glazed window to front aspect, radiator, built in cupboard housing boiler

Bedroom 2
12'4" x 8'11" (3.76m x 2.72m)
uPVC double glazed window to rear aspect, radiator

Bedroom 3
9'3" x 6'11" (2.82m x 2.11m)
uPVC double glazed window to rear aspect, radiator

Outside

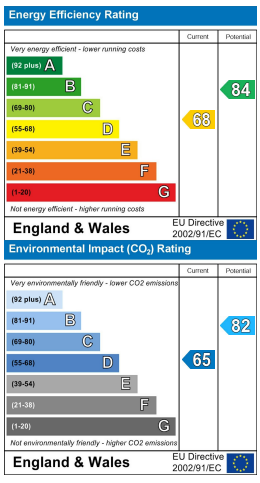
Front Garden
walled front with pedestrian gate and double gates giving access to large paved driveway providing ample off road parking

Rear and Side Gardens
patio area to rear that extends around to a hedged side garden with lawn and established borders, gated access to front

Detached Garage
double doors to driveway, door to rear garden, window to side aspect

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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The Property Ombudsman

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