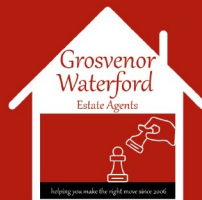




Queens Drive, Walton, Liverpool, L4 8SL



Grosvenor Waterford are pleased to offer for sale this extended three bedroom semi detached house situated in a popular location on Queens Drive and convenient for all local amenities. The beautiful accommodation briefly comprises; welcoming entrance hall, living room, dining kitchen, solid roof conservatory and study. To the first floor there are three good sized bedrooms and a spacious shower room. Outside there is a good sized south facing rear garden and a newly laid resin front driveway. The property also benefits from uPVC double glazing and gas central heating with a new Worcester boiler. A perfect and spacious family home - early viewing recommended.

£260,000



Entrance Hall



front door and two uPVC double glazed window, radiator, karndean flooring, inset ceiling spotlights, stairs to first floor with glass balustrade

Living Room 23'0" x 12'5" (7.02m x 3.80m)

uPVC double glazed window to front aspect, electric fire in feature surround, two radiators, karndean flooring, uPVC double glazed french doors to conservatory

Dining Kitchen 13'3" x 13'5" (4.05m x 4.10m)



modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, integrated fridge freezer, tiled flooring and splashbacks, inset ceiling spotlights, radiator, two uPVC double glazed windows to rear aspect, open to conservatory

Solid Roof Conservatory 10'4" x 13'5" (3.15m x 4.10m)

uPVC double glazed conservatory with solid roof fitted in 2022, radiator, tiled flooring, uPVC double glazed french doors to rear garden

Study 10'4" x 3'10" (3.17m x 1.19m)

uPVC double glazed window to front aspect, radiator, karndean flooring

First Floor

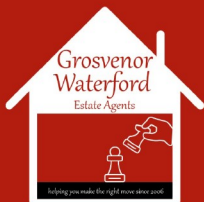
Landing

uPVC double glazed window to side aspect, karndean flooring, built in cupboard, access to loft space

Bedroom 1 12'6" x 11'9" (3.83m x 3.60m)



uPVC double glazed window to front aspect, radiator, fitted wardrobes, laminate flooring



- Extended 3 Bed Semi Detached
- Gas Central Heating (new Worcester boiler)
- New Resin Driveway
- EPC Rating D
- South Facing Rear Garden
- uPVC Double Glazing
- Solid Roof Conservatory

Bedroom 2 10'2" x 11'8" (3.11m x 3.58m)



uPVC double glazed window to rear aspect, radiator, fitted wardrobes, laminate flooring

Bedroom 3 12'6" x 10'1" (max) (3.83m x 3.08m (max))



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

Shower Room 4'11" x 8'7" (1.50m x 2.63m)



modern white suite comprising; shower cubicle with electric shower, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed windows to side and rear aspects

Outside

South Facing Rear Garden

good sized rear garden with artificial lawn, patio area, shed and established borders

Front Garden

walled front with gated access to newly laid resin driveway providing ample off road parking (new gates are not included in the sale but may be negotiated separately)

Additional Information

Tenure : Freehold
Council Tax Band : C
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			
(69-80) C			
(55-68) D			
(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	



