



## 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

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