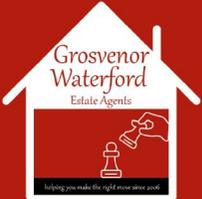




Ruskin Street, Kirkdale, Liverpool, L4 3SH



Grosvenor Waterford are delighted to offer for sale this well presented two bedroom terraced house ideally located for County Road shops and Kirkdale train station. The accommodation briefly comprises; entrance hall, living room, dining room and kitchen. To the first floor there are two double bedrooms and a spacious bathroom. Outside there is an enclosed rear yard. The property has been recently refurbished and benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. An ideal property for a first time buyer or investor. Viewing recommended.

£115,000



### Entrance Hall

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

### Living Room 11'7" x 11'4" (3.54m x 3.46m)



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

### Dining Room 12'11" x 11'0" (3.94m x 3.36m)



uPVC double glazed window to rear aspect, radiator, laminate flooring, under stairs storage

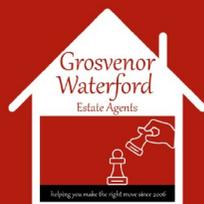
### Kitchen 7'4" x 7'9" (2.26m x 2.37m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, radiator, plumbing for washing machine, space for fridge freezer, radiator, laminate flooring, uPVC double glazed window to side aspect, door to rear yard

### First Floor

### Landing



- 2 Bedroom Terrace
- uPVC Double Glazing
- Short Walk to County Road shops
- EPC Rating D
- Gas Central Heating
- No Chain
- Close to Kirkdale Train Station

**Bedroom 1 15'10" x 9'2" (4.85m x 2.81m)**



two uPVC double glazed windows to front aspect, radiator

**Bedroom 2 10'5" x 11'0" (3.19m x 3.37m)**



uPVC double glazed window to rear aspect, radiator

**Bathroom 7'4" x 7'9" (2.26m x 2.37m)**



modern white suite comprising; panelled bath with electric shower over, wash hand basin in vanity cabinet and low level w.c., radiator, vinyl flooring, part tiled walls, built in storage cupboard housing boiler, uPVC double glazed frosted window to side aspect

**Outside  
Rear Yard**



walled yard with gated access to rear

**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](http://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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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