

Grosvenor Waterford
Estate Agents
helping you make the right move since 2006

Carr Lane, West Derby, Liverpool, L11 2UD

The Property Ombudsman

197 Altway, Aintree, Liverpool, L10 6LB
Tel: 0151 526 7638
Email: info@grosvenorwaterford.com

Grosvenor Waterford are delighted to offer for sale this three bedroom end terraced property situated in popular Liverpool 11, close to local schools, shops and transport links. The accommodation briefly comprises; entrance hall, living room and kitchen. To the first floor there are three bedrooms, bathroom and separate w.c.. Outside there is a south facing rear garden and front garden with driveway providing ample off road parking. The property also benefits from uPVC double glazing and gas central heating and is offered with the no ongoing chain. Perfect for a first time buyer or investor.

£150,000







Entrance Hall



uPVC front door, radiator, tiled floor, built in cupboards, stairs to first floor, uPVC double glazed window to front aspect

Living Room 21'10" x 10'7" (6.67m x 3.24m)



uPVC double glazed bay window to front aspect, two radiators, uPVC double glazed window to rear aspect

Kitchen 11'2" x 10'5" (3.41m x 3.20m)



fitted kitchen with a range of wall and base cabinets with complementary worktops, integrated eye level oven and hob with extractor over, radiator, tiled floor and part tiled walls, inset ceiling spotlights, pantry cupboard (housing boiler), uPVC double glazed window to rear aspect, uPVC door to rear garden

First Floor

Landing

access to loft space

Bedroom 1 11'1" x 11'10" (3.39m x 3.63m)



uPVC double glazed window to rear aspect, radiator

Bedroom 2 8'6" x 9'1" (2.61m x 2.77m)



uPVC double glazed window to front aspect, radiator

- 3 Bedroom End Terrace
- uPVC Double Glazing
- South Facing Rear Garden
- EPC Rating C
- Gas Central Heating
- No Chain
- Off Road Parking

Bedroom 3 8'11" x 8'0" (2.72m x 2.46m)



uPVC double glazed window to rear aspect, radiator

Bathroom 5'7" x 7'8" (1.71m x 2.34m)



modern white suite comprising; wash hand basin in vanity cabinet and panelled bath with mains shower over, tiled floor and part tiled walls, white heated towel rail, uPVC double glazed frosted window to front aspect

Separate W.C.

low level w.c., vinyl flooring, part tiled walls, uPVC double glazed frosted window to front aspect

Outside

South Facing Rear Garden



large rear garden with patio, lawn and timber shed, gated access to front of house

Front Garden

walled front with double gated access to a good sized driveway

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.













