



Adlam Road, Fazakerley, Liverpool, L10 1LQ

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to present this charming three bedroom semi-detached house located on Adlam Road, close to Fazakerley train station and Aintree University Hospital. The accommodation briefly comprises; entrance hall, living room, kitchen, pantry cupboard and downstairs w.c.. To the first floor are three bedrooms and a family bathroom. Outside there is a south facing rear garden and a walled and gated front with off road parking. Offered with no ongoing chain this is an ideal choice for small families, couples, or individuals seeking extra space. We invite you to explore the potential of this lovely home.

£155,000



Entrance Hall



uPVC front door, uPVC double glazed window to side aspect, tiled flooring, radiator, understairs cupboard, stairs to first floor

Living Room 10'8" x 18'10" (3.26m x 5.75m)



uPVC double glazed windows to front and rear aspects, gas fire in feature surround, two radiators

Kitchen 8'7" x 12'6" (2.62m x 3.83m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, electric cooker, space for fridge freezer, plumbing for washing machine, radiator, tiled splashbacks, uPVC double glazed window to rear aspect,

Pantry Store

ample storage and housing Worcester boiler

Rear Hall

giving access to the w.c. and rear garden

WC 0.98 m x 1.42 m

white suite comprising; low level w.c. and wash hand basin, radiator, uPVC double glazed window to rear aspect

Landing 1.87 m x 1.91 m

uPVC double glazed window to front aspect, built in airing cupboard with radiator, access to loft space

Bedroom 1 10'11" x 12'3" (3.33m x 3.74m)



uPVC double glazed window to rear aspect, radiator

Bedroom 2 11'10" x 12'3" (3.62m x 3.74m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 8'8" x 6'11" (2.66m x 2.11m)



currently used as an office, also with fitted sliding wardrobes
uPVC double glazed window to front aspect, radiator

Family Bathroom 7'7" x 6'3" (2.33m x 1.91m)



traditional white suite including a bath with electric shower, low level
w.c. and wash hand basin, radiator, part tiled walls, uPVC double glazed
window to front aspect

Rear Garden



south facing rear garden laid mainly to lawn with gated access to front

Front Exterior

walled front with lawned garden and a gated driveway providing off-
street parking

Additional Information

Tenure : Freehold
Council Tax Band : B
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			85
(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	



