



Grosvenor Waterford are pleased to offer for Sale this three bedroom mid terraced house. The property briefly consists of vestibule, hall, lounge, dining room and kitchen. To the first floor are two double bedrooms, bathroom and a small bedroom/study. The property also benefits from uPVC double glazing and gas central heating and is being sold with no ongoing chain. Viewing recommended.

£122,500



Vestibule

front entrance door, laminate flooring

Hall

laminate flooring, radiator, stairs to first floor

Lounge 10'7" x 14'11" (3.23m x 4.55m)



uPVC double glazed window to rear aspect, radiator

Dining Room 11'3" (+bay) x 11'3" (3.45m (+bay) x 3.45m)



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

Kitchen 11'3" x 8'0" (3.45m x 2.45m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator, tiled floor and splashbacks, uPVC double glazed window to rear aspect, uPVC door to rear courtyard

First Floor

Landing

radiator

- 3 Bedroom Mid Terrace
- uPVC Double Glazing

- EPC Rating D
- Gas Central Heating

- No Chain
- Two Reception Rooms

Bedroom 1 11'3" (+bay) x 14'9" (3.45m (+bay) x 4.51m)



uPVC double glazed bay window to front aspect, radiator

Bedroom 2 8'7" x 10'9" (2.62m x 3.30m)



uPVC double glazed window to rear aspect, radiator, built in cupboard housing boiler, access to loft space

Bedroom 3 5'0" x 8'0" (1.53m x 2.44m)



uPVC double glazed window to rear aspect

Family Bathroom 5'10" x 5'0" (1.80m x 1.54m)



white suite comprising; bath with electric shower over, wash hand basin and low level w.c., radiator, uPVC double glazed frosted window to side aspect

Rear Yard



walled yard with gated access to rear

Additional Information

Tenure : Leasehold
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.

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		



