



Greystone Road, Fazakerley, Liverpool, L10 9LD

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are pleased to offer for sale this extended three bedroom end terrace enjoying a great corner plot and conveniently situated for all local amenities and Aintree Hospital. The spacious accommodation benefits from two single storey extensions and briefly comprises; entrance hall, open plan lounge/dining room, kitchen, downstairs bedroom with ensuite and separate w.c.. To the first floor are two further double bedrooms and a family bathroom. Outside there is an enclosed rear garden and walled front with open access to off road parking. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A fantastic opportunity to acquire an extended property on a good sized corner plot - early viewing advised to avoid missing out.

£170,000



Entrance Hall

main entrance door, radiator, stairs to first floor

Lounge 21'8" x 16'0" (max) (6.61m x 4.90m (max))



uPVC double glazed window to front aspect, gas fire in feature surround, two radiators, understairs cupboard

Kitchen 10'0" x 9'8" (3.06m x 2.95m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, plumbing for washing machine, space for fridge freezer, radiator, part tiled walls, uPVC double glazed windows and door to rear aspect

Master Bedroom 10'11" x 7'10" (3.34m x 2.41m)



uPVC double glazed window to front aspect, radiator, door to ensuite

Ensuite 4'3" x 7'2" (1.31m x 2.19m)



white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., heated towel rail, tiled floor and walls, uPVC double glazed frosted window to rear aspect

- Extended 3 Bedroom End Terrace
- 2 Bathrooms and separate W.C.
- uPVC Double Glazing
- EPC Rating D
- Off Road Parking
- Gas Central Heating
- 2 Single Storey Extensions
- No Chain

Downstairs W.C. 6'10" x 4'10" + storage area (2.10m x 1.48m + storage area)



modern white suite with low level w.c. and wash hand basin, radiator, tiled floor, uPVC double glazed frosted window to side aspect, open to storage area with combi boiler and uPVC double glazed window to rear aspect

First Floor

Landing

uPVC double glazed window to side aspect, wall heater, access to loft space

Bedroom 2 10'10" x 16'2" (into wardrobes) (3.31m x 4.94m (into wardrobes))



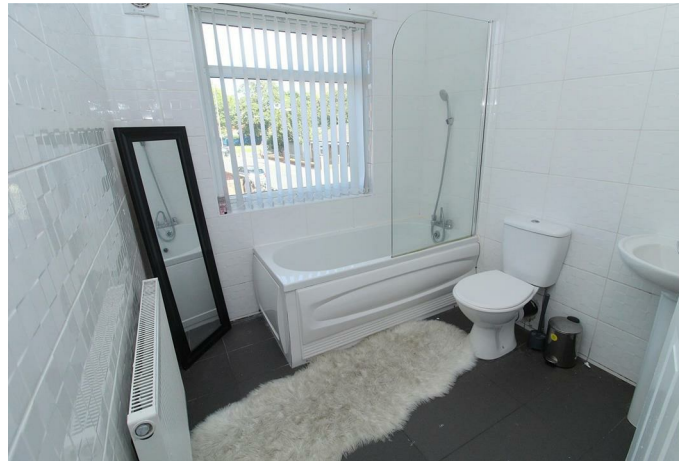
uPVC double glazed window to front aspect, radiator, fitted wardrobes

Bedroom 3 10'7" x 8'10" (3.23m x 2.71m)



uPVC double glazed window to rear aspect, radiator

Family Bathroom 7'5" x 6'11" (2.27m x 2.13m)



white suite comprising; panelled bath with shower mixer tap, wash hand basin and low level w.c., radiator, tiled floor and walls, uPVC double glazed window to rear aspect

Outside

Rear Garden

enclosed paved rear garden with gated access to side

Front Garden

walled front with open access to paved 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.

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	

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