Grosvenor Waterford
ESTATE AGENTS LIMITED

BRITISH PROPERTY AWARDS
GOLD WINNER
ESTATE AGENT IN LIVERPOOL

Deerbarn Drive, Old Roan, Liverpool, L30 8RZ
£180,000

Grosvenor Waterford are delighted to offer for sale this fabulous three bedroom terrace situated on this very popular estate and convenient for local shops, schools and Old Roan Station. The spacious accommodation briefly comprises; entrance hall, lounge, dining room and kitchen. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside there is a good sized rear garden with patio, lawn and outbuildings and walled front garden. The property also benefits from gas central heating and uPVC double glazing and is offered with no ongoing chain. A viewing is highly recommended for this perfect family home.

Entrance Hall
composite front door, radiator, tiled flooring, understairs cupboard, stairs to first floor

Living Room
12'8" x 13'0" (3.87m x 3.97m)
uPVC double glazed window to front aspect, gas fire in feature surround, radiator, laminate flooring

Dining Room
11'7" x 9'5" (3.54m x 2.88m)
uPVC double glazed french doors to rear garden, radiator, tiled floor, built in cupboard

Kitchen
7'6" x 11'10" (2.30m x 3.63m)
modern fitted kitchen with a range of white base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, space for fridge freezer, plumbing for washing machine, tiled floor and splashbacks, Vaillant boiler, uPVC double glazed window to rear aspect

First Floor

Landing
Landing area with neutral carpeting and white walls, creating a bright and spacious feel that connects the three bedrooms and bathroom on the upper floor.

Bedroom 1
12'8" x 12'9" (3.87m x 3.90m)
uPVC double glazed window to front aspect, radiator

Bedroom 2
11'9" x 9'8" (3.59m x 2.96m)
uPVC double glazed window to rear aspect, radiator

Bedroom 3
8'6" x 8'8" (2.61m x 2.66m)
uPVC double glazed window to front aspect, radiator, built in cupboard

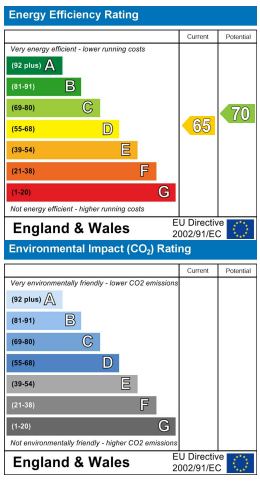
Family Bathroom
9'5" x 6'0" (2.88m x 1.85m)
modern white suite comprising; panelled bath, wash hand basin and low level w.c., radiator, vinyl flooring, tiled walls, two uPVC double glazed frosted window to rear aspect

Rear Garden
good sized rear garden with outbuildings, lawn and patio

Front Garden
walled front with gated access to lawn and ornament border with established planting

Additional Information
Tenure : Freehold
Council Tax Band : B
Local Authority : Sefton

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.



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The Property Ombudsman

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