



## **Barlows Lane, Fazakerley, Liverpool, L9 9JA**

### **Offers over £290,000**

Grosvenor Waterford are delighted to offer for Sale this spacious freehold four bedroom detached property, occupying a good sized plot on the popular Barlows Lane estate. The accommodation briefly comprises; entrance hall, through lounge, kitchen/dining room, utility room and downstairs w.c. To the first floor there are four bedrooms, accessed via a large landing and with, the master having ensuite and a family bathroom. Outside there is a south facing rear garden and open plan front garden extending around to the side, with a two car driveway to the rear of the property that leads to the detached garage. The property also benefits from new uPVC double glazed windows, gas central heating with new boiler, cavity wall insulation and Amtico flooring downstairs. Early viewing recommended for this absolutely fantastic family home.





### Entrance Hall

front entrance door, radiator, Amtico flooring, bookshelves, stairs to first floor. open to dining kitchen

### Downstairs W.C.

uPVC double glazed frosted window to front aspect, low level w.c., wash hand basin, Amtico flooring

### Through Lounge

18'2" x 10'7" (5.56m x 3.25m)

uPVC double glazed window to front aspect, gas fire in feature surround, two radiators, uPVC double glazed patio doors to rear garden

### Dining Kitchen

18'2" x 9'8" (5.56m x 2.96m)

fitted kitchen with a range of base and larder cabinets with complementary worktops and centre island, gas range cooker with extractor over, space for American style fridge freezer, two radiators, Amtico flooring, uPVC double glazed windows to front and rear aspects

### Utility Room

4'8" x 6'2" (1.43m x 1.89m)

worktop with space underneath for tumble dryer and washing machine, boiler, radiator, door to rear garden

### First Floor

#### Landing

14'9" x 6'6" (4.50m x 1.99m)

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

#### Master Bedroom

10'11" x 9'11" (3.33m x 3.03m)

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

#### Ensuite

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

#### Bedroom 2

9'9" x 9'6" (2.98m x 2.91m)

uPVC double glazed window to front aspect, radiator

#### Bedroom 3

8'3" x 9'6" (2.52m x 2.91m)

uPVC double glazed window to rear aspect, radiator

#### Bedroom 4

7'9" x 7'2" (2.38m x 2.19m)

uPVC double glazed window to front aspect, radiator

#### Family Bathroom

7'10" x 5'9" (2.40m x 1.77m)

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

### Outside

#### South Facing Rear Garden

good sized rear with patio and lawn with established planting, gated access to front

#### Detached Garage & Driveway

situated to the rear of the property with double car driveway leading to the detached garage with up and over door

#### Open Plan Front Garden

lawns extending around to the side of the property with flower borders

### Additional Information

Tenure : Freehold

Council Tax Band : D

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](http://www.gov.uk/government/organisations/land-registry).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	46	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		