

Sheila Walk, Fazakerley, Liverpool, L10 4XT
£125,000

Grosvenor Waterford are pleased to offer for Sale this three bedroom townhouse, situated on the popular Field Lane estate, Fazakerley. The accommodation briefly comprises; entrance porch, living room and dining kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is a walled front and paved rear that extends around to a wooden garage that opens on to Sylvia Close. The property also benefits from gas central heating and uPVC double glazing and is offered with no on going chain. An ideal property for an investor or first time buyer - viewing recommended.







Entrance Porch
uPVC front door and double glazed windows

Living Room
15'7" x 14'4" (4.77m x 4.38m)
uPVC double glazed window to front aspect, radiator, stairs to first floor

Dining Kitchen
8'2" x 14'4" (2.49m x 4.38m)
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, boiler, tiled floor and splashbacks, understairs cupboard, two uPVC double glazed window to rear aspect, uPVC door to rear garden

First Floor

Landing
radiator, access to loft space

Bedroom 1
13'9" x 7'8" (4.20m x 2.36m)
uPVC double glazed window to front aspect, radiator

Bedroom 2
10'0" x 7'8" (3.06m x 2.36m)
uPVC double glazed window to rear aspect, radiator

Bedroom 3
9'2" x 6'3" (2.81m x 1.92m)
uPVC double glazed window to front aspect, radiator

Family Bathroom
6'0" x 6'3" (1.83m x 1.92m)
white suite comprising; panelled bath, wash hand basin and low level w.c., radiator, tiled walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden
paved rear with the Canal behind with garden that leads to a wooden garage that opens on to Sylvia Close

Front Garden
walled front with pedestrian gated access

Additional Information
Tenure : Leasehold
Council Tax Band : A
Local Authority : Knowsley

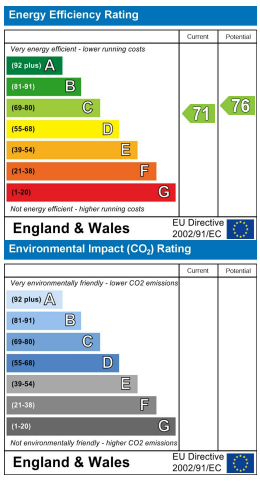
Agents Note
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The Property Ombudsman