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Vista Abode
sales & lettings



4 Graylands Road, Liverpool, L4 9UQ
Offers In The Region Of £145,000

Investment Opportunity

Tenants in situ

Vista Abode are pleased to bring to the market this three bedroom semi detached property. This property presents an exciting chance to own a residence with great potential.

Accommodation comprises of Entrance hall, Lounge opening to Dining room and Kitchen. To the first floor there are three well proportioned Bedrooms, a Bathroom and separate W.C Externally the property has a rear garden and paved driveway. An ideal Investment in the vibrant city of Liverpool

This Property enjoys easy access to major transportation routes, connecting you to the heart of Liverpool and beyond. Local amenities, schools, and parks are within close proximity, making it a convenient and family-friendly location.

Hallway 9'10" x 5'10" (3.0 x 1.8)

UPVC front door, radiator and door leading through to the kitchen.

Kitchen 12'1" x 7'10" (3.7 x 2.4)

Range of base units and work tops, sink and tap, electric cooker, hob and oven, boiler, space for fridge freezer and washing machine, UPVC back door through to the garden.

Living Room 12'5" 11'5" (3.8 3.5)

A bright spacious room with UPVC French Doors leading to the garden.

Dining Room 13'9" x 9'10" (4.2 x 3.0)

Radiator and UPVC window to front elevation.

Landing 5'2" x 9'6" (1.6 x 2.9)

Window to side elevation and loft access.

Bathroom 7'10" x 5'6" (2.4 x 1.7)

WC, sink and bath with over shower, Radiator and Window

Master Bedroom 13'9" 10'2" (4.2 3.1)

Radiator and window to front elevation.

Bedroom 2 11'9" x 12'1" (3.6 x 3.7)

Radiator and window

Bedroom 3 11'5" x 9'6" (3.5 x 2.9)

Window to front elevation, radiator and built in storage unit.

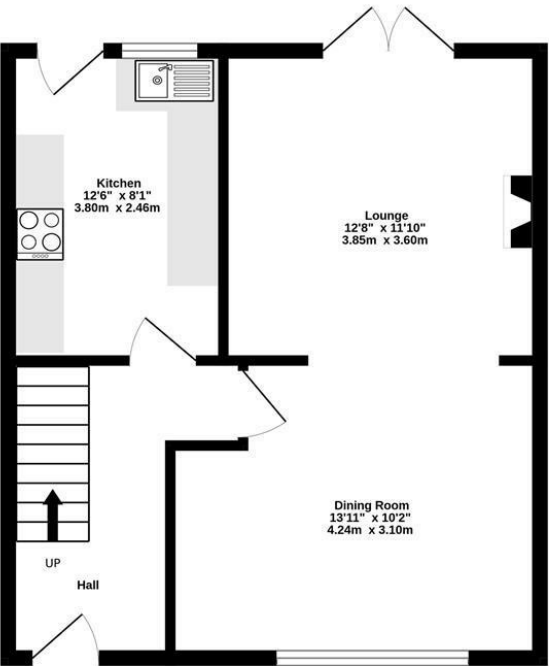
Garden

Laid to lawn with Patio area.

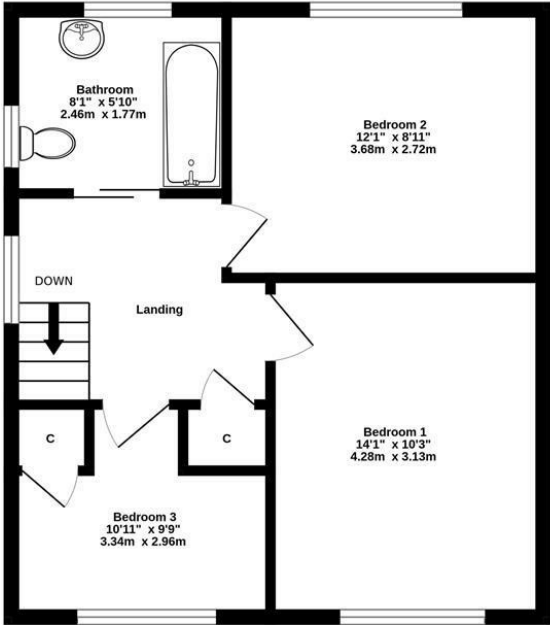




GROUND FLOOR



1ST FLOOR



GRAYLANDS ROAD, LIVERPOOL

While every attempt is made to ensure the accuracy of this floorplan, measurements are approximate only and no responsibility is accepted by Metropix ©2023 in relation to any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. Made with Metropix ©2023



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	85

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	