



Dooley Drive, Old Roan, Liverpool, L30 8RS £144,995

Grosvenor Waterford are pleased to offer for Sale this three bedroom, mid terraced property situated close to Old Roan Station and local amenities. The property briefly comprises; entrance hall, lounge, dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is an enclosed rear garden and front garden. The property also benefits from uPVC double glazing and gas central heating. Perfect for a first time buyer or investor.



Entrance Hall

uPVC double glazed front door, tiled flooring, radiator, stairs to first floor

Lounge

14'6" x 11'10" (4.44m x 3.62m)

uPVC double glazed window to front aspect, laminate flooring, feature gas fire place (not connected), radiator

Dining Room

10'11" x 10'10" (3.33m x 3.32m)

storage cupboard, radiator, laminate flooring, double glazed patio doors to garden

Kitchen

10'10" x 8'0" (3.32m x 2.45m)

fitted kitchen featuring a range of wall and base units with complementary worktops, integrated electric cooker and gas hob, plumbing for washing machine, radiator, laminate flooring, uPVC double glazed window to rear aspect

First Floor

Landing

access to loft space, storage cupboard

Bedroom 1

12'11" x 11'0" (3.96m x 3.37m)

uPVC double glazed window to front aspect, radiator, laminate flooring

Bedroom 2

10'11" x 10'10" (3.33m x 3.32m)

uPVC double glazed window to rear aspect, radiator, laminate flooring

Bedroom 3

9'11" x 9'8" (3.04m x 2.97m)

uPVC double glazed window to front aspect, radiator, built in cupboard, laminate flooring

Bathroom

7'2" x 5'5" (2.19m x 1.66m)

panelled bath with mains shower over, wash hand basin, tiled floor and walls, radiator, uPVC double glazed frosted window to rear aspect

Separate W.C.

low level w.c., tiled walls, uPVC double glazed window to rear aspect

Outside

Rear Garden

lawn, shrub and flower borders, timber fenced boundaries, access to front of house

Front Garden

lawn, shrub and flower beds, block paved driveway with off road parking, access to rear of house

Additional Information

Tenure : Leasehold

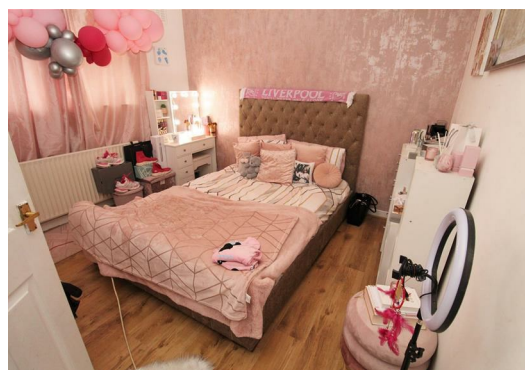
Council Tax Band : B

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) 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		
(81-81) 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		