



## Bulford Road, Liverpool, L9 6AZ By auction £145,000

AUCTION PROPERTY - starting bid £145,000

Grosvenor Waterford are delighted to offer for sale this spacious four bedroom three storey townhouse situated in a popular location off Long Lane and convenient for local amenities and Aintree Hospital. The accommodation briefly comprises; entrance hall, lounge, dining room, kitchen and downstairs shower room. To the first floor are three double bedrooms with further stairs leading to the second floor and fourth double bedroom. Outside there is an enclosed south facing rear garden and walled front with double gated access to paved driveway. The property also benefits from uPVC double glazing and gas central heating. A great sized family home in a popular location - early viewing recommended.



**Entrance Hall**

composite front door, radiator, laminate flooring, stairs to first floor

**Lounge**

17'3" x 13'2" (5.28m x 4.02m)  
uPVC double glazed window to front aspect, radiator, gas fire in feature surround, laminate flooring

**Dining Room**

10'9" x 8'4" (3.29m x 2.55m)  
uPVC double glazed window to rear aspect, tiled floor, inset ceiling spotlights, space for tumble dryer and plumbing for washing machine, open to kitchen

**Kitchen**

9'1" x 6'5" (2.79m x 1.98m)  
modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for dishwasher, inset ceiling spotlights, tiled floor and walls, uPVC double glazed window to rear aspect, uPVC door to rear garden

**Downstairs Shower Room**

8'5" x 5'0" (2.58m x 1.54m)  
large walk in shower enclosure with mains shower, wash hand basin and w.c. in vanity cabinets, grey heated towel rail, inset ceiling spotlights, tiled floor and walls, uPVC double glazed frosted window to rear aspect

**First Floor**

**Landing**

uPVC double glazed window to front aspect, stairs to second floor

**Bedroom 1**

12'5" x 10'11" (3.81m x 3.34m)  
uPVC double glazed window to rear aspect, radiator

**Bedroom 2**

10'5" x 10'3" (3.19m x 3.14m)  
uPVC double glazed window to front aspect, radiator, laminate flooring

**Bedroom 3**

15'4" x 8'8" (4.69m x 2.66m)  
uPVC double glazed window to rear aspect, radiator, laminate flooring

**Second Floor**

built in storage cupboard

**Landing**

**Bedroom 4**

13'9" x 12'8" (4.21m x 3.88m)  
two uPVC double glazed window to front aspect, radiator, laminate flooring, built in cupboard

**Outside**

**Southerly Facing Rear Garden**

good sized rear garden with patio area and raised lawn with established borders

**Front Garden**

walled front with double gated access to paved driveway

**Additional Information**

Tenure : Freehold  
Council Tax Band : A  
Local Authority : Liverpool

**Agents Note**

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