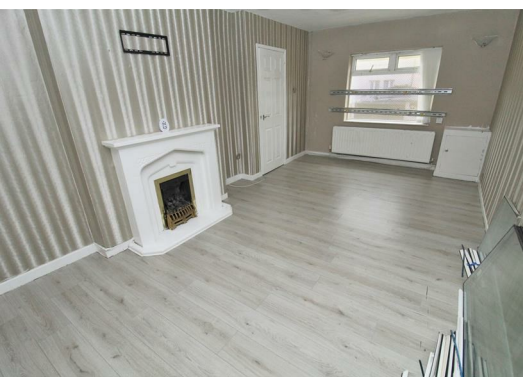




Adlam Road, Fazakerley, Liverpool, L10 1LQ
£100,000

22 Adlam Road, Liverpool, L10 1LQ We are acting in the sale of the above property and have received an offer of £120,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place



Entrance Hall

uPVC door, window to side aspect, radiator, laminate flooring, stairs to first floor

Through Lounge

18'10" x 10'11" (5.76m x 3.34m)

uPVC window to front aspect, uPVC patio doors to rear garden, radiator, feature fireplace, laminate flooring

Breakfast Kitchen

11'10" x 10'11" (3.63m x 3.34m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, tiled floor and splashbacks, radiator, uPVC windows to side and rear aspects, uPVC door to rear garden

First Floor

Landing

uPVC window to front aspect, access to loft space

Bedroom 1

12'2" x 10'11" (3.72m x 3.35m)

uPVC window to rear aspect, radiator

Bedroom 2

9'8" (+doorway) x 12'3" (2.95m (+doorway) x 3.74m)

uPVC window to rear aspect, radiator, laminate flooring

Bedroom 3

8'11" x 8'11" (2.74m x 2.74m)

uPVC window to front aspect, radiator

Family Bathroom

6'4" x 7'9" (1.94m x 2.38m)

white suite comprising; bath, low level w.c. and wash hand basin, radiator, tiled floor and part tiled walls, uPVC window to front aspect

Outside

Rear Garden

enclosed rear garden with patio and lawn, gated access to front

Front & Side Gardens

good sized garden extending around to the side with lawned areas, path and driveway for off road parking

Additional Information

Tenure : Leasehold

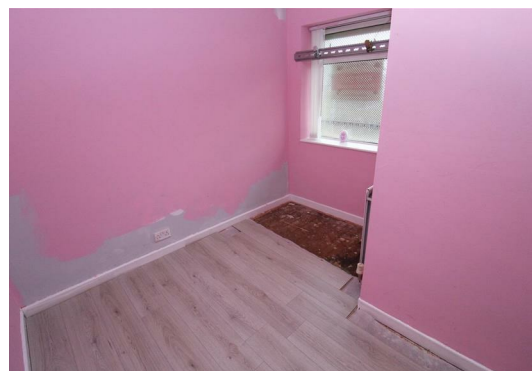
Council Tax Band : B

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-81) B			
(69-80) C		67	
(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			