



Amanda Road, Fazakerley, Liverpool, L10 4YE £142,500

Grosvenor Waterford are pleased to offer for sale this well presented three bedroom semi detached house situated on this popular residential estate and convenient for local amenities and transport links. The spacious accommodation briefly comprises; porch, hallway, lounge, kitchen and garage which has been converted and is currently being used as a dining room. To the first floor there are three bedrooms, shower room. and separate w.c.. Outside there is a paved rear garden and walled front with off road parking. The property also benefits from double glazing and gas central heating and is offered with no ongoing chain. Must be viewed.



Porch

uPVC double glazed front porch

Hall

amticco flooring, radiator, built in cupboard, stairs to first floor

Dining Room

16'2" x 9'2" (4.95m x 2.80m)

double glazed window to front aspect, radiator, amticco flooring

Lounge

15'4" x 10'4" (4.68m x 3.15m)

double glazed patio doors to rear garden, feature surround, radiator, amticco flooring

Breakfast Ktchen

19'9" x 6'2" (6.04m x 1.88m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, plumbing for washing machine, radiator, tiled floor and splashbacks, double glazed windows to side and rear aspects, door to rear garden

First Floor**Landing**

double glazed window to side aspect, access to loft space

Bedroom 1

12'10" (+wardrobe) x 9'1" (3.92m (+wardrobe) x 2.78m)

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

Bedroom 2

12'0" (+wardrobe) x 9'10" (3.66m (+wardrobe) x 3.02m)

double glazed window to rear aspect, radiator, laminate flooring, built in wardrobe

Bedroom 3

8'6" x 7'5" (2.60m x 2.28m)

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

Shower Room

shower cubicle with mains shower over and wash hand basin, radiator, part tiled walls, double glazed window to rear aspect

Separate W.C.

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

Outside**Rear Garden**

block paved patio with ornamental borders, garden shed and gated access to front garden

Front Garden

walled front with open access to paved driveway and artificial lawn

Additional Information

Tenure :

Council Tax Band : B

Local Authority : Knowlsey

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			
(81-91) B			84
(69-80) C		68	
(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			
(81-91) B			81
(69-80) C		63	
(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	