



## Sheila Walk, Fazakerley, Liverpool, L10 4XT £105,000

Grosvenor Waterford are delighted to offer for sale this three bedroom townhouse situated on a popular residential estate in Fazakerley. The well presented accommodation briefly comprises; entrance hall, lounge and dining kitchen. To the first floor there are three bedrooms and a modern shower room. Outside there are pleasant enclosed rear and front gardens. The property also benefits from gas central heating and uPVC double glazing. Offered with no ongoing chain this property would be perfect for a first time buyer or investor.





**Entrance Hall**

uPVC front door, built in cupboard

**Lounge**

15'9" x 14'7" (4.81m x 4.45m)

uPVC double glazed window to front aspect, radiator, gas fire in feature surround, stairs to first floor

**Dining Kitchen**

7'9" x 14'7" (2.37m x 4.45m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated double oven and gas hob with extractor over, integrated fridge freezer, plumbing for washing machine, tiled floor and splashbacks, radiator, two uPVC double glazed windows to rear aspect, uPVC fully glazed door to rear garden

**First Floor**

**Landing**

access to loft space

**Bedroom 1**

14'0" x 8'2" (4.27m x 2.50m)

uPVC double glazed window to front aspect, radiator, fitted wardrobes

**Bedroom 2**

10'0" x 8'2" (3.05m x 2.50m)

uPVC double glazed window to rear aspect, radiator, fitted wardrobes

**Bedroom 3**

10'0" x 6'0" (3.07m x 1.85m)

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

**Shower Room**

6'0" x 5'11" (1.85m x 1.81m)

**Outside**

**Rear Garden**

good sized ornamental rear garden with gated access to rear

**Front Garden**

walled front with gated access to lawn

**Additional Information**

Tenure : Freehold

Council Tax Band : A

Local Authority : Knowsley

**Agents Note**

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