

CASH BUYERS ONLY Grosvenor Waterford are pleased to present Every care has been taken with the preparation of these Sales for Sale this delightful two bedroom first-floor apartment on Bracken Walk, The accommodation briefly comprises ground floor entrance hall, open plan living room/kitchen, two bedrooms and bathroom. Outside there is private parking. This are included in the Sale. Photographs are reproduced for property has excellent transport links, and is close to local amenities and local schools. Viewing is highly recommended!

Ground Floor Entrance Hall

stairs to first floor, radiator

Landing

loft access, storage cupboard housing boiler, inset ceiling spotlights

Open Plan Living Room & Kitchen

19'6" (max) x 12'10" (5.96m (max) x 3.93m)

two double glazed windows to side aspects, two radiators, TV point, fitted kitchen with wall and base cabinets with complementary worktops, ceramic hob, electric oven, cooker hood, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, inset ceiling spotlights

Bedroom 1

12'6" (max) x 13'9" (max) (3.83m (max) x 4.21 (max)) double glazed window to front aspect, radiator, inset ceiling spotlights

Bedroom 2

6'10" x 7'3" (2.10m x 2.22m)

double glazed window to front aspect, radiator, inset ceiling spotlights

Bathroom

6'4" x 5'6" (1.95m x 1.70m)

frosted double glazed window to front aspect, bath with mains shower over, wash hand basin and low level w.c., radiator, tiled walls, inset ceiling spotlights

Additional Information

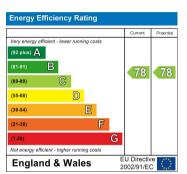
Tenure:

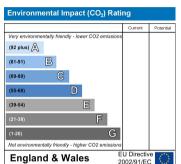
Council Tax Band: A Local Authority: Knowsley

Agents Note

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 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.





Grosvenor Waterford **ESTATE AGENTS LIMITED**



197 Altway, Aintree, Liverpool L10 6LB

Tel: 0151 526 7638 Fax: 0151 526 7971