



**Elizabeth Road, Fazakerley, Liverpool, L10 4XJ**  
**£130,000**

Grosvenor Waterford are pleased to offer for sale this three bedroom semi detached house, situated on this popular residential estate and convenient for local amenities and transport links. The spacious accommodation briefly comprises; entrance porch, lounge and dining kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is rear garden and good sized front with lawns and driveway that leads to an attached garage. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. Perfect for a family - early viewing recommended.



### Entrance Porch

uPVC front door and double glazed windows, inset ceiling spotlights

### Lounge

15'9" x 14'6" (4.81m x 4.42m)

uPVC double glazed window to front aspect, radiator, laminate flooring, stairs to first floor, under stairs cupboard

### Dining Kitchen

8'2" x 14'6" (2.49m x 4.42m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated double oven and gas hob with extractor oven, integrated fridge freezer, dishwasher and microwave, plumbing for washing machine, radiator, tiled splashbacks, inset ceiling spotlights, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

### First Floor

#### Landing

uPVC double glazed window to side aspect, access to loft space

#### Bedroom 1

14'0" x 8'5" (4.29m x 2.58m)

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

#### Bedroom 2

9'11" x 8'5" (3.04m x 2.58m)

uPVC double glazed window to rear aspect, radiator

#### Bedroom 3

9'11" x 5'9" (3.04m x 1.76m)

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

### Family Bathroom

6'2" x 5'9" (1.89m x 1.76m)

panelled bath with electric shower over, wash hand basin and low level w.c., chrome heated towel rail, part tiled walls, uPVC double glazed frosted window to rear aspect

### Outside

#### Rear Garden

patio and lawn with access to rear of garage

#### Front Garden

good sized front with lawns and driveway leading to the attached garage

### Garage

up and over door, door to rear garden

### Additional Information

Tenure : Leasehold

Council Tax Band : A

Local Authority : Knowsley

### 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](http://www.gov.uk/government/organisations/land-registry).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		66	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			