



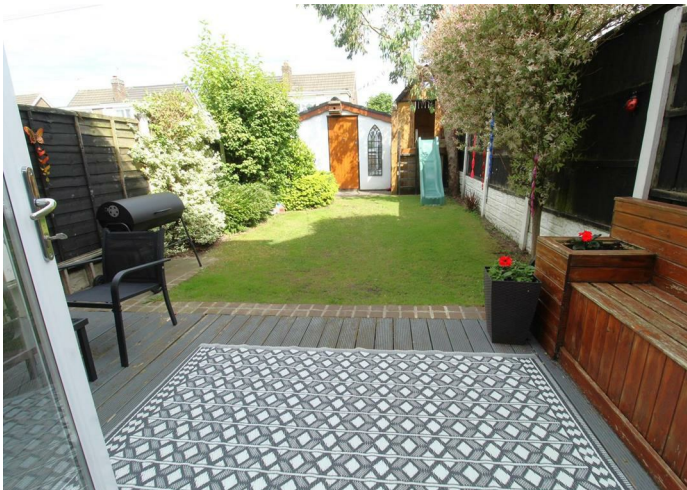
Grosvenor Waterford
ESTATE AGENTS LIMITED

Sheila Walk, Fazakerley, Liverpool, L10 4XT



Grosvenor Waterford are delighted to offer for sale this stunning three bedroom end townhouse situated on a popular residential estate in Fazakerley. The spacious accommodation has been extended with a loft room and briefly comprises; entrance hall, living room and dining kitchen. To the first floor there are three bedrooms and a family bathroom, with the loft room accessed via the third bedroom. Outside there are beautiful enclosed rear and front gardens. The property also benefits from gas central heating with new boiler and new uPVC double glazed windows and doors (fitted approx 5 yrs ago). Early viewing recommended for this fabulous family home.

£139,995



Entrance Hall

composite front door, built in cupboard, laminate flooring

Living Room 15'11" x 14'9" (4.86m x 4.51m)



uPVC double glazed window to front aspect, glass fronted inset electric fire in media wall, radiator, laminate flooring, understairs storage cupboard, stairs to first floor

Dining Kitchen 8'1" x 14'9" (2.47m x 4.51m)



modern fitted kitchen with a range of grey high gloss base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator, tiled splashbacks, laminate flooring, understairs cupboard, uPVC double glazed windows and french doors to rear aspect

Bedroom 1 14'3" x 8'6" (4.36m x 2.60m)



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

First Floor

Landing

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

Bedroom 2 10'0" x 8'6" (3.06m x 2.60m)



uPVC double glazed window to rear aspect, radiator, laminate flooring

Bedroom 3 10'0" x 6'1" (3.05m x 1.86m)



uPVC double glazed window to front aspect, radiator, laminate flooring, stairs to loft room

Family Bathroom 5'10" x 6'0" (1.79m x 1.83m)



modern white suite comprising; panelled shower bath with mains shower, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted window to rear aspect

Loft Room 10'9" x 13'5" (3.30m x 4.09m)



velux skylight to rear aspect, radiator, laminate flooring, inset ceiling spotlights, under eaves storage

Outside

Rear Garden

fabulous private rear garden with timber deck, lawn with established borders, brick shed with gated access to rear and wooden childrens playhouse

Front Garden

walled front with paved area and lawn

Additional Information

Tenure : Freehold
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
(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	



