



## Alma Close, Fazakerley, Liverpool, L10 4YS £139,950

Grosvenor Waterford are pleased to offer for sale this well presented three bedroom end townhouse situated on this popular residential estate and convenient for local amenities and transport links. The spacious accommodation briefly comprises; entrance porch, hallway, lounge/dining room and kitchen. To the first floor there are three bedrooms, shower room and w.c.. Outside there is a paved rear garden and front with off road parking leading to the integral garage. The property also benefits from uPVC double glazing and gas central heating with a new boiler installed in 2019. Perfect for a first time buyer or investor - early viewing recommended.



**Entrance Porch**

4'7" x 8'1" (1.41m x 2.48m)

uPVC front door and double glazed window to rear aspect, tiled floor, sliding doors to hall

**Hall**

12'6" x 8'0" (3.82m x 2.45m)

stairs to first floor, laminate flooring, radiator, door to garage

**Lounge / Dining Room**

14'6" (max) x 16'11" (max) (4.43 (max) x 5.16m (max))

'L' shaped room with double glazed patio doors to rear aspect, gas fire in feature surround, radiator, laminate flooring

**Kitchen**

10'6" x 6'9" (3.21m x 2.06m)

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

**Integral Garage**

16'9" x 7'10" (5.11m x 2.41m)

up and over door, power and light, boiler

**First Floor****Landing**

access to loft space

**Bedroom 1**

14'7" x 9'2" (4.46m x 2.80m)

uPVC double glazed windows to front and side aspects, radiator, built in wardrobe

**Bedroom 2**

10'4" x 10'3" (3.16m x 3.13m)

uPVC double glazed window to rear aspect, radiator, built in wardrobe

**Bedroom 3**

8'7" x 7'6" (2.63m x 2.30m)

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

**Shower Room**

6'11" x 5'7" (2.13m x 1.72m)

modern shower room with shower cubicle with electric shower and wash hand basin, radiator, tiled floor and walls, uPVC double glazed frosted window to rear aspect

**W.C.**

4'5" x 2'11" (1.35m x 0.90m)

low level w.c., tiled floor and walls

**Outside****Rear Garden**

paved rear garden with shed and gated access to rear

**Front Garden**

open plan paved front leading to integral garage

**Additional Information**

Tenure : Leasehold

Council Tax Band : A

Local Authority : Knowlsey

**Agents Note**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-81) B			83
(69-80) C		67	
(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			
(81-81) B			80
(69-80) C		64	
(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	