



*Grosvenor Waterford*  
ESTATE AGENTS LIMITED

**Papillon Drive, Fazakerley, Liverpool, L9 9HN**



Grosvenor Waterford are delighted to offer for sale this extended three storey, three bedroom end townhouse situated on the popular Barlows Lane estate and convenient for local schools, shops and transport links. The beautiful accommodation has been upgraded by the current owners and briefly comprises; entrance hall, lounge, recently fitted Wren dining kitchen with quartz worktops, sitting room, downstairs w.c. and large internal storage area. To the first floor there are two bedrooms and a family bathroom and stairs leading to the second floor and the master bedroom. Outside there is an enclosed rear garden and open plan front garden with ample off road parking. The property also benefits from uPVC double glazing, new floorings throughout and gas central heating. An early viewing is recommended for this perfect family home.

£225,000



### Entrance Hall

composite front door, tiled floor, radiator, stairs to first floor

### Lounge 13'0" x 11'9" (3.98m x 3.60m)



uPVC double glazed window to front aspect, radiator, tiled floor, understairs cupboard

### Dining Kitchen 9'2" x 14'10" (2.81m x 4.54m)



quality Wren white high gloss kitchen fitted in 2021 with a range of base, larder and wall cabinets with complementary grey quartz worktops and splashbacks, integrated Samsung oven and induction hob with extractor over, space for fridge freezer, plumbing for washing machine, vertical radiator, tiled floor, inset ceiling spotlights, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

### Sitting Room 16'8" x 7'10" (5.09m x 2.39m)

uPVC double glazed window to front aspect, radiator, laminate flooring, door to storage area

### Downstairs W.C. 5'7" x 2'11" (1.72m x 0.89m)

low level w.c. and wash hand basin, radiator, tiled floor and splashbacks, uPVC double glazed window to front aspect

### Storage Area 16'7" x 4'1" (5.06m x 1.25m)

power and light. uPVC door to rear garden

### First Floor

### Landing

uPVC double glazed windows to front and side aspects, radiator, stairs to second floor

### Bedroom 2 12'1" x 8'5" (3.69m x 2.57m)



two uPVC double glazed windows to front aspect, radiator

**Bedroom 3 10'5" x 8'5" (3.18m x 2.58m)**



uPVC double glazed window to rear aspect, radiator

**Family Bathroom 6'4" x 7'0" (1.95m x 2.14m)**



modern white suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., radiator, part tiled walls, uPVC double glazed frosted window to rear aspect

**Second Floor**

**Landing**

radiator, storage cupboard

**Master Bedroom 13'6" x 11'7" (4.12m x 3.55m)**



two skylights to rear aspect, two radiators, inset ceiling spotlights

**Outside**

**Rear Garden**



good sized rear garden with patio and artificial lawn, shed, gated access to rear

**Front Garden**

wrought iron fencework around lawn with open access to tarmac driveway

**Additional Information**

Tenure : Leasehold 150 years starting April 2007 paying £138.67 a year in ground rent.  
Council Tax Band : C  
Local Authority : Liverpool

**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			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



