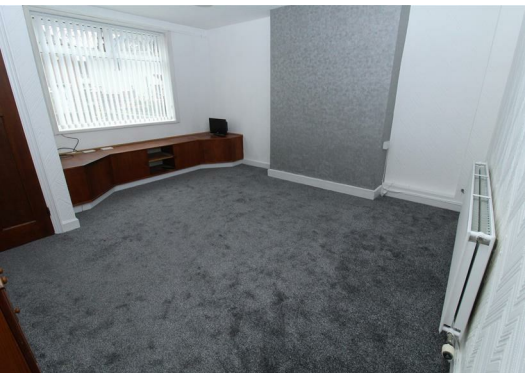




Harrismith Road, Fazakerley, Liverpool, L10 9LR £139,950

Grosvenor Waterford are pleased to present this three bedroom terraced property for sale, situated in a popular location convenient for Aintree Hospital, primary schools and all local amenities. The accommodation briefly comprises; entrance porch, hall, lounge, kitchen and downstairs bathroom. To the first floor there are three good sized bedrooms. Outside there is a good sized rear garden and front garden with driveway providing off road parking. The property also benefits from uPVC double glazing and gas central heating with an ideal boiler and is offered with no ongoing chain. A great property for a first time buyer or investor - early viewing recommended.



Entrance Porch

uPVC double glazed front porch

Hall

radiator, stairs to first floor

Lounge

14'9" x 13'11" (4.52m x 4.26m)

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

Kitchen

6'9" x 17'2" (2.08m x 5.25m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, plumbing for washing machine, space for fridge freezer, two uPVC double glazed windows to rear aspect

Rear Hall

uPVC door to rear garden

Shower Room

7'9" (max) x 7'7" (2.38m (max) x 2.32m)

white suite comprising; shower cubicle with electric shower over, low level w.c., wash hand basin in vanity cabinet, tiled walls, uPVC double glazed frosted window to side aspect

First Floor

Landing

access to boarded loft space with light

Bedroom 1

9'10" x 17'3" (3.02m x 5.27m)

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

Bedroom 2

8'10" x 11'10" (2.71m x 3.63m)

two uPVC double glazed windows to rear aspect, radiator

Bedroom 3

11'11" x 9'0" (3.65m x 2.75m)

uPVC double glazed window to rear aspect, radiator

Outside

Rear Garden

patio, artificial lawn, shed, gated access to front

Front Garden

walled front with double gated access to driveway

Additional Information

Tenure : Leasehold

Council Tax Band : A

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(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 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			