



Pentland Avenue, Walton, Liverpool, L4 5SS

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this beautiful three bedroom terraced house, in a sought after road just off Walton Lane. The spacious accommodation briefly comprises; entrance hall, lounge, dining room and fitted kitchen with three bedrooms and a family bathroom to the first floor. Outside there is a walled rear courtyard. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A perfect buy for a first time buyer or investor - early viewing recommended.

£135,000



Entrance Hall

uPVC front door, radiator, karndean flooring, inset ceiling spotlights, understairs storage, stairs to first floor

Lounge 11'10" (+bay) x 11'8" (3.61m (+bay) x 3.57m)



uPVC double glazed bay window to front aspect, radiator, inset glass fronted living flame gas fire, laminate flooring, inset ceiling spotlights, double doors to dining room

Dining Room 11'11" x 10'5" (3.64m x 3.18m)



uPVC double glazed window to rear aspect, radiator, karndean flooring, inset ceiling spotlights, open to kitchen

Kitchen 8'9" x 6'11" (2.68m x 2.13m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, space for fridge freezer, plumbing for washing machine, karndean flooring, tiled splashbacks, uPVC double glazed window to rear aspect

First Floor

Landing

access to loft space, inset ceiling spotlights

Bedroom 1 11'8" x 11'0" (3.58m x 3.36m)



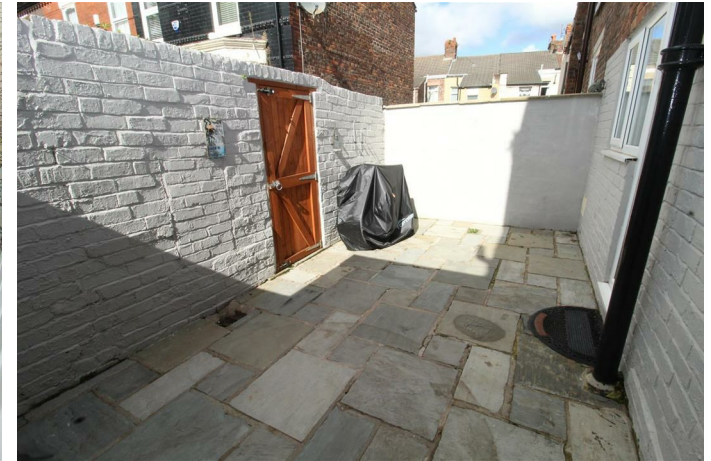
uPVC double glazed bay window to front aspect, radiator, laminate flooring, inset ceiling spotlights, fitted wardrobes

Bedroom 3 7'11" x 6'8" (2.42m x 2.04m)



uPVC double glazed window to front aspect, radiator, inset ceiling spotlights

Rear Courtyard



Bedroom 2 11'10" x 12'2" (3.62m x 3.72m)



uPVC double glazed window to rear aspect, radiator, inset ceiling spotlights, fitted wardrobes

Bathroom 6'3" x 5'2" (1.91m x 1.60m)



modern white suite comprising; panelled bath with mans shower over, wash hand basin in vanity cabinet with bluetooth connectivity mirror above and low level w.c., black heated towel radiator, uPVC double glazed frosted window to rear aspect

Outside

Additional Information

Tenure : Freehold
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			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	



