



## Dooley Drive, Old Roan, Liverpool, L30 8RP £180,000

Grosvenor Waterford are pleased to offer for Sale this fabulous three bedroom mid terraced property situated close to Old Roan Station and local amenities. The spacious accommodation briefly comprises; entrance hall, lounge and knocked through dining kitchen with bi-fold doors to the rear garden. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside there is a large private rear garden and walled front. The property has been recently renovated throughout and also benefits from uPVC double glazing and gas central heating. Ideal for a first time buyer to walk straight into or an investor for immediate let, an early viewing is recommended.



### Entrance Hall

composite front door, radiator, laminate flooring, stairs to first floor

### Front Lounge

12'10" (max) x 12'7" (3.93m (max) x 3.84m)

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

### Dining Kitchen

11'10" (max) x 19'6" (3.63m (max) x 5.95m)

fabulous white high gloss fitted kitchen with a range of base and wall cabinets with contrasting grey worktops, electric range cooker with extractor over, plumbing for washing machine, space for american style fridge freezer, laminate flooring, radiator, uPVC double glazed window to rear aspect, uPVC double glazed bi-fold doors to rear garden

### First Floor

#### Landing

built in cupboard, access to loft space

#### Bedroom 1

12'10" x 12'7" (3.93m x 3.84m)

uPVC double glazed window to front aspect, radiator

#### Bedroom 2

9'6" x 11'6" (2.90m x 3.51m)

uPVC double glazed window to rear aspect, radiator

#### Bedroom 3

9'0" x 8'2" (2.75m x 2.50m)

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

### Family Bathroom

5'6" x 9'2"m (1.69m x 2.80m)

modern white suite comprising; panelled bath with mains shower over, wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, part tiled walls, two uPVC double glazed frosted windows to rear aspect

### Outside

#### Rear Garden

large private rear garden with patio, lawn and outbuildings

#### Front Garden

walled front with access to path and lawned area

### Additional Information

Tenure : Freehold

Council Tax Band : B

Local Authority : Sefton

### 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			87
(81-91) B			
(69-80) C		74	
(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			86
(81-91) B			
(69-80) C		73	
(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	