



Clare Walk, Fazakerley, Liverpool, L10 4YG £125,000

Welcome to Clare Walk, Fazakerley, Liverpool - a charming townhouse offering three bedrooms, perfect for a growing family or those seeking extra space. This delightful property boasts a traditional British design, ideal for those who prefer a modern home. Situated in a vibrant neighbourhood, this house provides a wonderful opportunity to become part of a lively community.

The three bedrooms offer ample space for relaxation and privacy, ensuring that everyone in the household has their own sanctuary. Whether you're looking to create a cosy reading nook, a home office, or simply a peaceful retreat, these rooms offer endless possibilities to tailor the space to your needs.

Located in Fazakerley, Liverpool, this townhouse provides easy access to local amenities, schools, and parks, making it a convenient and practical choice for families. The surrounding area offers a blend of urban convenience and green spaces, providing the best of both worlds for residents.

Don't miss the chance to make this charming townhouse your new home. Embrace the warmth of this property, and envision the memories you'll create in this inviting space. Clare Walk is more than just an address - it's a place where comfort and community come together to offer you the quintessential British lifestyle.



Vestibule

uPVC front door, built in cupboards

Lounge

16'0" x 14'7" (4.88m x 4.47m)

uPVC double glazed bay window to front aspect, gas fire in feature surround, radiator, understairs cupboard, stairs to first floor

Dining Kitchen

8'1" x 14'7" (2.48m x 4.47m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator, tiled floor and splashbacks, understairs cupboard, uPVC double glazed windows and door to rear aspect

First Floor

Landing

access to loft space

Bedroom 1

14'0" x 8'4" (4.28m x 2.56m)

uPVC double glazed window to front aspect, radiator, fitted bedroom furniture

Bedroom 2

10'2" x 8'6" (3.12m x 2.60m)

uPVC double glazed window to rear aspect, radiator, fitted bedroom furniture

Bedroom 3

9'8" x 5'11" (2.96m x 1.82m)

uPVC double glazed window to front aspect, built in cupboard

Family Bathroom

6'0" x 5'10" (1.85m x 1.79m)

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

Outside

Rear Garden

paved rear garden with shed and gated access to rear

Front Garden

open plan front with lawns either side of path to front door

Separate Garage

part of block behind with up and over door

Additional Information

Tenure : Freehold

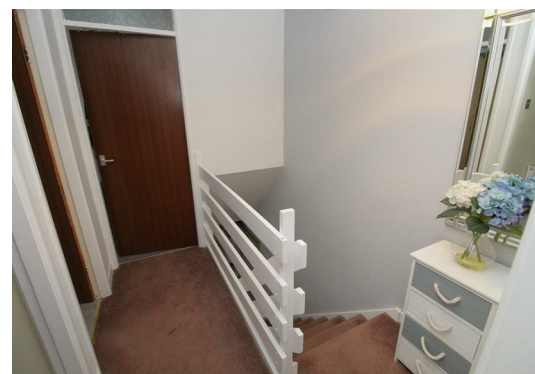
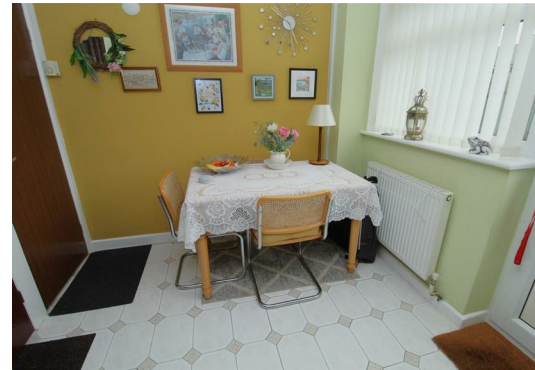
Council Tax Band : A

Local Authority : Knowsley

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		71	
(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			86
(81-91) B			
(69-80) C		70	
(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			