



## Greenham Avenue, Towerhill, Kirkby, L33 1RR £125,000

Grosvenor Waterford are delighted to offer for Sale this modern and well presented three bedroom end townhouse, situated in the popular area of Tower Hill, Kirkby and close to local shops, schools and transport links. The spacious accommodation briefly comprises; entrance porch, open plan lounge/dining room, kitchen and sitting room. To the first floor are three bedrooms and a family bathroom. Outside is a garden to the front with driveway and to the rear a well maintained rear garden. The property further benefits from uPVC double glazing and gas central heating system. Early viewings are highly recommended to appreciate this great sized family home



### Entrance Porch

uPVC double glazed windows to front and side aspects, uPVC front door, meter cupboard

### Through Lounge Dining Room

20'4" x 12'2" (6.21m x 3.71m)

uPVC double glazed window to front aspect, double glazed sliding doors to front porch, two radiators, laminate flooring

### Kitchen

9'8" x 9'2" (2.97m x 2.81m)

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, tiled splashbacks, laminate flooring, uPVC double glazed window to rear aspect

### Sitting Room

10'9" x 10'9" (3.29m x 3.29m)

uPVC double glazed window to rear aspect, door to rear garden, radiator, laminate flooring, stairs to first floor

### First Floor

#### Landing

access to loft space, laminate flooring, built in cupboard

#### Bedroom 1

11'1" x 12'2" (3.40m x 3.72m)

uPVC double glazed window to front aspect, radiator, laminate flooring

#### Bedroom 2

11'1" x 7'11" (3.40m x 2.43m)

uPVC double glazed window to front aspect, radiator, laminate flooring

#### Bedroom 3

10'10" x 9'3" (3.31m x 2.84m)

uPVC double glazed window to rear aspect, radiator, laminate flooring

### Family Bathroom

4'9" x 9'6" (1.46m x 2.90m)

white suite comprising; panelled bath with shower tap, wash hand basin and low level w.c., radiator, tiled walls, laminate flooring, uPVC double glazed window to rear aspect

### Outside

#### Front Garden

walled front with pedestrian gate and separate double gated access to paved driveway providing off road parking

#### Rear Garden

laid mainly to lawn

### 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](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		81	85
(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			
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