



Adlam Crescent, Fazakerley, Liverpool, L9 9ET

£155,000

Grosvenor Waterford are delighted to offer for sale this well presented three bedroom mid townhouse situated in a popular area off Longmoor Lane and convenient for local schools, shops and transport links. The accommodation briefly comprises; entrance hall, lounge, kitchen/dining room, rear hall and downstairs w.c.. To the first floor there are three bedrooms and a family shower room. Outside there is a lovely private rear garden and walled front garden with gated access. The property also benefits from uPVC double glazing and gas central heating with a new Ideal boiler installed in 2024. An ideal first time buyer home - early viewing recommended.



Entrance Hall

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

Lounge

16'6" x 11'9" (max) (5.05m x 3.60m (max))

uPVC double glazed bay window to front aspect, electric fire in feature surround, radiator, laminate flooring

Dining Kitchen

14'6"x 9'5" (4.44mx 2.89m)

modern fitted kitchen featuring a range of wall and base cupboards with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge and freezer, radiator, tiled splashbacks, cupboard housing boiler, uPVC double glazed window to rear aspect

Rear Hall

tiled floor, useful understairs cupboard, uPVC door to rear garden

Downstairs W.C.

low level w.c., tiled floor, radiator, uPVC double glazed window to rear aspect

First Floor

Landing

uPVC double glazed window to rear aspect, radiator, built in cupboard, access to loft space

Bedroom 1

13'6" (max) x 10'6" (4.14m (max) x 3.21m)

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

Bedroom 2

10'6" x 6'11" (3.22m x 2.12m)

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

Bedroom 3

10'4" (max) x 9'6" (3.17m (max) x 2.90m)

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

Shower Room

8'7" x 6'4" (2.64m x 1.94m)

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

Outside

Front Garden

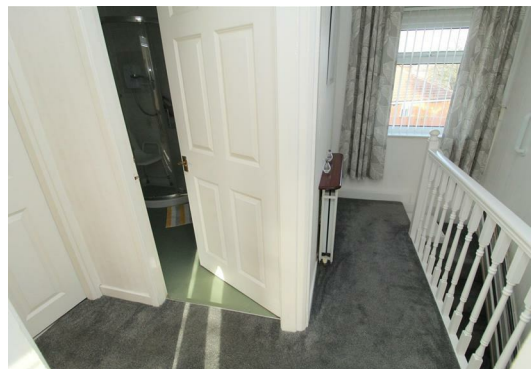
well maintained walled front garden, lawn with established borders, path to front door, gated access to rear of property

Rear Garden

pleasant rear garden laid mainly to lawn with established borders, patio, timber shed, gated access to front

Agents Note

All property description comply with Consumer Protection from Unfair Trading Regulations (2008) and Business Protection from Misleading Marketing Regulation (2008). If the Vendor becomes aware of any matters that may affect the accuracy of the property particulars the Vendor will advise the Agent. All room measurements are approximate and given for guide purpose only. All gas and electric appliances have not been tested.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		