



Ronaldsway, Fazakerley, Liverpool, L10 0AJ

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this fabulously extended three bedroom end townhouse enjoying a large corner plot. This particularly large family home comprises: entrance porch, lounge, dining room, kitchen, orangery with solid roof, sitting room and additional downstairs shower room. To the first floor there are three double bedrooms, one having ensuite and one having a dressing room/office attached and a family bathroom. Outside there is an enclosed rear garden extending around to the side and a walled front garden with lawn and block paved driveway leading to the attached garage. The property also benefits from uPVC double glazing, new roof tiles (Dec 24) and gas central heating, which was serviced in Feb 25. A substantial family home - well worth a viewing.

£270,000



Entrance Porch

composite front door and uPVC double glazed window, laminate flooring

Lounge 14'9" (max) x 19'5" (max) (4.50m (max) x 5.94m (max))



uPVC double glazed bay window to front aspect, gas fire in feature surround, radiator, laminate flooring, inset ceiling spotlights, double doors to dining room

Dining Room 11'7" x 14'9" (3.54m x 4.52m)

full length double glazed patio doors to conservatory, radiator, laminate flooring, stairs to first floor, understairs cupboard

Kitchen 9'10" x 11'6" (3.01m x 3.51m)

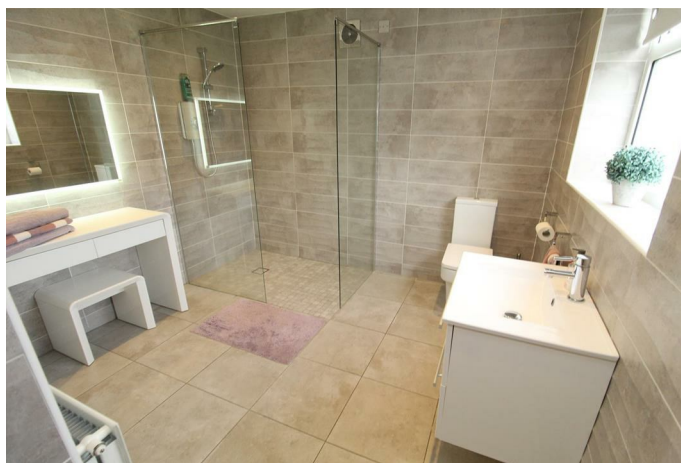
spacious kitchen with a good range of base and wall cabinets with complementary worktops, integrated double oven and gas hob with extractor over, integrated fridge and freezer, washing machine and dishwasher, radiator, karndean flooring, tiled splashbacks, uPVC double glazed window to rear aspect, uPVC double glazed door to rear garden

Orangery 10'9" x 12'0" (3.30m x 3.67m)



uPVC double glazed orangerie with solid roof and french doors to rear garden, tiled floor, radiator, inset ceiling spotlights, sky light

Downstairs Shower Room 9'5" x 8'9" (2.88m x 2.67m)



spacious shower room with modern white suite comprising; shower

cubicle with electric shower, wall mounted vanity cabinet with wash hand basin and low level w.c., radiator, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Sitting Room



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

First Floor

Landing

two built in cupboards, access to loft space

Bedroom 1 11'5" (max) x 14'10" (3.49m (max) x 4.54m)



uPVC double glazed window to front aspect, radiator, inset ceiling spotlights, fitted wardrobes, large built in dressing room housing Vaillant boiler (could be used as an office)

Bedroom 2 14'5" x 9'10" (4.40m x 3.02m)



uPVC double glazed window to front aspect, radiator, laminate flooring, full length fitted wardrobes, door to ensuite

Ensuite

shower cubicle with mains shower and wash hand basin

Bedroom 3 8'7" x 14'10" (2.63m x 4.54m)



uPVC double glazed window to rear aspect, radiator

Family Bathroom 8'5" x 9'10" (2.58m x 3.02m)



three piece suite comprising; panelled corner bath, wash hand basin and low level w.c., radiator, spotlights, two uPVC double glazed frosted windows to rear aspect

Rear Garden

large part walled rear garden extending around to the side with patio areas, lawn, borders and brick built storage shed

Front Garden

good sized walled front with double gated access to lawn and block paved driveway leading to the integral garage and around to the side of the property

Integral Garage

Additional Information

Tenure : Freehold
Council Tax Band : C
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.

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