



Grosvenor Waterford  
ESTATE AGENTS LIMITED

Higher Lane, Fazakerley, Liverpool, L9 7LT





Grosvenor Waterford are delighted to offer for sale this fabulous extended executive four bedroom detached house, tucked away towards the bottom of Higher Lane. The large and spacious accommodation briefly comprises; entrance hall, lounge, dining room, newly fitted breakfast kitchen with integrated appliances and centre island and utility room. To the first floor there are four bedrooms, the master having ensuite and a family bathroom. Outside there is a good sized west facing private rear garden and open plan front with driveway leading to the integral garage. The property also benefits from uPVC double glazing with plantation shutters and gas central heating with new boiler and is offered with no ongoing chain. Viewing recommended for this stunning family home.

£345,000



### Entrance Hall

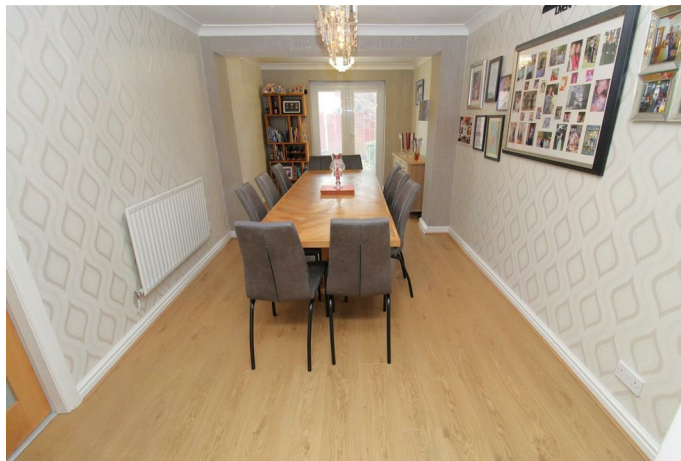
main front entrance door, uPVC double glazed window to front aspect with plantation shutter, radiator, laminate flooring, stairs to first floor

### Lounge 14'6" (+bay window) x 12'5" (4.44m (+bay window) x 3.80m)



uPVC double glazed window to front aspect with plantation shutters, two radiators, laminate flooring, open to dining room

### Extended Dining Room 20'3" x 9'1" (max) (6.18m x 2.78m (max))



uPVC double glazed french doors to rear aspect, radiator, laminate flooring

### Kitchen/Breakfast Room 19'5" x 15'1" (5.93m x 4.62m)



stunning kitchen fitted in 2023 with a range of two tone base, larder and display cabinets with complementary quartz worktops, centre island and breakfast bar, integrated Bosch double oven and Samsung induction hob, integrated Siemens dishwasher, space for american style fridge freezer, inset ceiling spotlights, laminate flooring, two vertical radiators, understairs cupboard, uPVC double glazed french doors to rear garden, uPVC double glazed window to rear aspect with plantation shutters

### Utility Room 5'3" x 5'8" (1.61m x 1.73m)

worktops with plumbing and space underneath for washing machine and tumble dryer, wall mounted boiler installed Autumn 24, laminate flooring, door to side aspect, door to garage

### First Floor

#### Landing

access to loft space, built in cupboard



Master Bedroom 12'0" x 9'0" (+wardrobes) (3.68m x 2.76m (+wardrobes))



uPVC double glazed window to rear aspect with plantation shutters, radiator, fitted wardrobes, door to ensuite

**Ensuite 4'5" x 6'9" (1.35m x 2.06m)**  
ensuite with white suite comprising; wash hand basin in vanity cabinet, low level w.c. and shower cubicle with mains shower, tiled floor and part tiled walls, radiator, inset ceiling spotlights, uPVC double glazed window to side aspect with plantation shutters

Bedroom 2 14'11" x 8'9" (4.57m x 2.67m)



uPVC double glazed window to front and side aspects with plantation shutters, radiator, laminate flooring

Bedroom 3 8'5" x 11'10" (+wardrobes) (2.58m x 3.61m (+wardrobes))



uPVC double glazed window to rear aspect with plantation shutters, radiator, laminate flooring, fitted wardrobes

Bedroom 4 9'1" (+wardrobes) x 9'0" (2.78m (+wardrobes) x 2.76m)



uPVC double glazed window to front aspect with plantation shutters, radiator, fitted wardrobes

**Family Bathroom 7'4" (max) x 6'0" (2.25m (max) x 1.85m)**  
white suite comprising; panelled bath with mixer shower tap, low level w.c. and wash hand basin in vanity cabinet, chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to front aspect with plantation shutters

Outside

Rear Garden

great sized private rear garden with patio and lawn with established borders, shed, gated access on both sides to front

Front Garden

open plan front with lawns to either side of the tarmac drive leading to the integral garage

Integral Garage

up and over door, power and light

Additional Information

Tenure : Leasehold  
Council Tax Band : D  
Local Authority : Liverpool

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		
(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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		







