



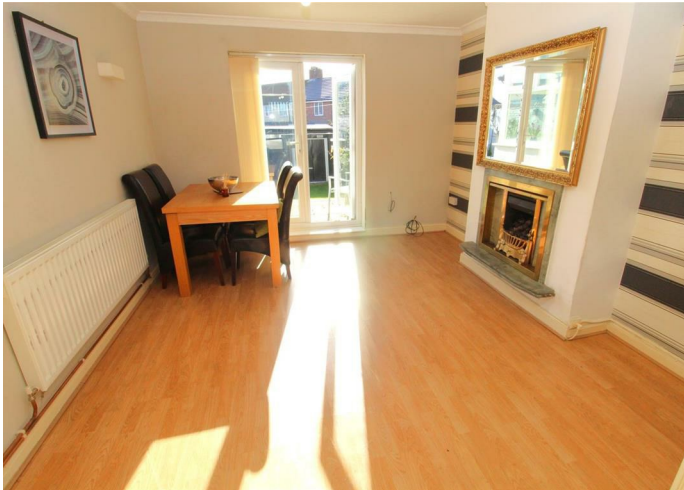
Longmoor Lane, Fazakerley, Liverpool, L10 7LN

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are pleased to offer for sale this modern three bedroom end terrace, situated in a popular location and convenient for local shops, schools and Aintree Hospital. The spacious and well presented accommodation briefly comprises; entrance hall, lounge, dining room and kitchen. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside there is a pleasant enclosed south facing rear garden with large wood workshop/garage and paved front garden. The property also benefits from uPVC double glazing and gas central heating with a new Ideal boiler installed Nov 24 and is offered with no ongoing chain. A perfect family home - must be viewed.

£154,950



Entrance Hall

uPVC front door, two built in cupboards, radiator, stairs to first floor

Lounge 13'5" x 11'5" (max) (4.10m x 3.48m (max))



uPVC double glazed bay window to front aspect, radiator, gas fire in feature surround, laminate flooring, open to dining room

Dining Room 12'7" x 11'5" (3.86m x 3.48m)



uPVC double glazed french doors to rear garden, gas fire in feature surround, radiator, laminate flooring

Kitchen 9'3" x 8'3" (2.84m x 2.52m)



modern fitted kitchen with a range of base and wall cabinets with

complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, laminate flooring, tiled splashbacks, uPVC double glazed window to rear aspect, door to rear porch

Rear Porch 4'10" x 5'7" (1.49m x 1.71m)

uPVC double glazed windows and door, tiled floor

First Floor

Landing

uPVC double glazed window to side aspect, built in cupboard, pull down ladder access to boarded loft space

Bedroom 1 13'8" x 10'5" (4.19m x 3.20m)



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

Bedroom 2 9'0" x 10'10" (2.75m x 3.32m)



uPVC double glazed window to rear aspect, radiator, built in cupboard housing new Ideal boiler

Bedroom 3 10'9" (max) x 9'3" (3.29m (max) x 2.83m)



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

Family Bathroom 6'0" x 8'3" (1.84m x 2.54m)



modern white suite comprising: panelled bath with electric shower over, wash hand basin in vanity cabinet, low level w.c., chrome heated towel rail, tiled floor and part tiled walls, uPVC double glazed frosted window to rear aspect

Outside

Front Garden

walled and paved front with gated access to rear

South Facing Rear Garden



raised patio and lawn with established planting, shed and access to garage/workshop

Large Garage/Workshop 8'7" x 25'2" (2.64m x 7.68m)

large wood workshop/garage with double doors to side access road behind shops, door to garden and power & light

Additional Information

Tenure : Leasehold
Council Tax Band : A
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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		80
(81-91) B		
(69-80) C	66	
(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		



