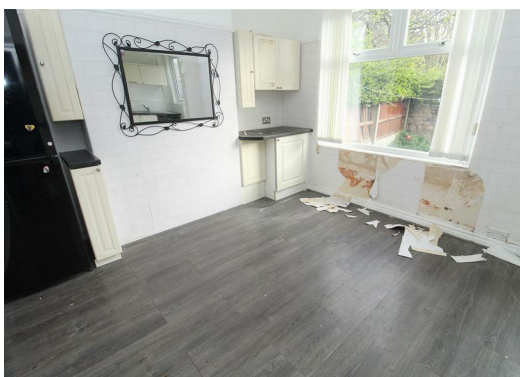




Brookland Road East, Old Swan, Liverpool, L13 3EL
£172,500

Grosvenor Waterford are delighted to offer for Sale this three bedroom semi detached property, situated just off Derby Lane within the popular Old Swan area. The accommodation briefly comprises: entrance hall, lounge, dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is a walled front and rear courtyard. The property benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A good sized family home in a great location - viewing recommended.



Entrance Hall

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

Lounge

11'5" x 10'5" (3.50m x 3.20m)

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

Dining Room

11'6" x 10'2" (3.53m x 3.12m)

uPVC double glazed window to rear aspect, radiator, laminate flooring, built in cupboards, open to kitchen

Kitchen

8'3" x 5'8" (2.54m x 1.73m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, tiled floor and splashbacks, uPVC double glazed window and door to rear aspect

First Floor

Landing

uPVC double glazed frosted window to side aspect, access to loft space

Bedroom 1

12'5" x 9'4" (3.81m x 2.86m)

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

Bedroom 2

10'9" x 10'1" (max) (3.28m x 3.09m (max))

uPVC double glazed window to rear aspect, radiator, laminate flooring, built in cupboards

Bedroom 3

9'6" x 6'4" (2.92m x 1.94m)

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

Family Bathroom

7'4" x 5'7" (2.26m x 1.71m)

modern white suite comprising; panelled bath with shower over, wash hand basin and low level w.c., vertical radiator, tiled floor and part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Outside

Rear Courtyard

Front

Additional Information

Tenure : Freehold

Council Tax Band : B

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		88
(81-91) B		
(69-80) C		63
(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		
(81-91) B		
(69-80) C		
(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		