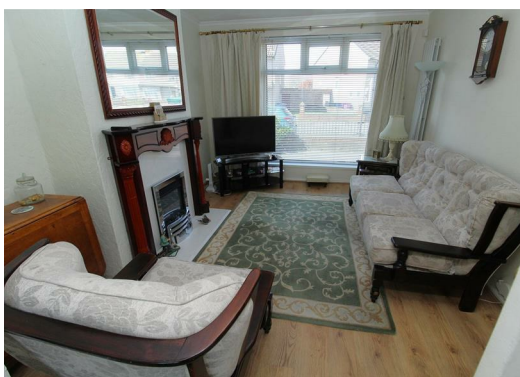




Petherick Road, Gillmoss, Liverpool, L11 0AG

£130,000

Grosvenor Waterford are pleased to offer for sale this two bedroomed semi detached, ideally located for schools, shops and transport links. The spacious accommodation briefly comprises; entrance hall, dining room, lounge, kitchen and utility store with separate w.c.. To the first floor there are two double bedrooms, shower room and separate w.c. Outside there is a very large rear garden and walled front with double gated access to a paved driveway. The property also benefits from HIVE controlled gas central heating and uPVC double glazing. Offered with no ongoing chain this property would be perfect for a first time buyer or investor - well worth a viewing.



Entrance Hall

uPVC double glazed entrance door, laminate flooring, understairs cupboard, stairs to first floor

Lounge

13'0" x 10'5" (3.97m x 3.20m)

uPVC double glazed window to front aspect, vertical radiator, electric fire in feature surround, laminate flooring, double sliding doors to dining room

Dining Room

9'7" x 7'11" (2.94m x 2.42m)

uPVC double glazed patio doors to rear garden, radiator, laminate flooring

Kitchen

9'6" x 8'6" (2.91m x 2.60m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, space for undercounter fridge, plumbing for washing machine, radiator, tiled walls, laminate flooring, Vaillant boiler, uPVC double glazed window to rear aspect, door to side brick store

Attached Store with W.C.

brick outhouse with doors to front and rear aspects giving through access to rear garden, separate w.c.

First Floor

Landing

uPVC double glazed window to side aspect, radiator on turned stairs, access to loft space

Bedroom 1

12'11" x 10'8" (3.95m x 3.26m)

uPVC double glazed window to front aspect, radiator, built in cupboard, fitted mirrored door wardrobes

Bedroom 2

9'10" x 10'7" (3.00m x 3.25m)

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

Shower Room

5'4" x 5'8" (1.64m x 1.75m)

quadrant shower cubicle with electric shower and wash hand basin in vanity cabinet, radiator, tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Separate W.C.

low level w.c., tiled walls, uPVC double glazed frosted window to side aspect

Outside

Rear Garden

very large rear garden which is not overlooked with patio area, lawn, established planting and brick outbuilding

Front Garden

walled front with double gated access to paved driveway

Additional Information

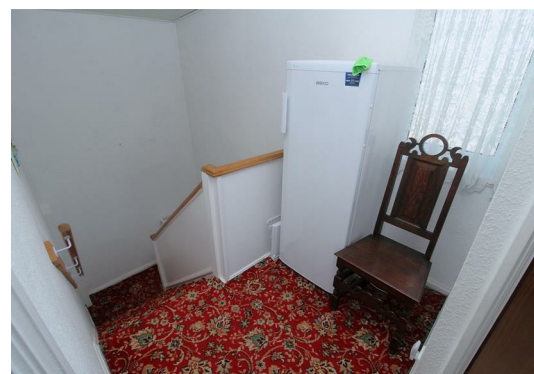
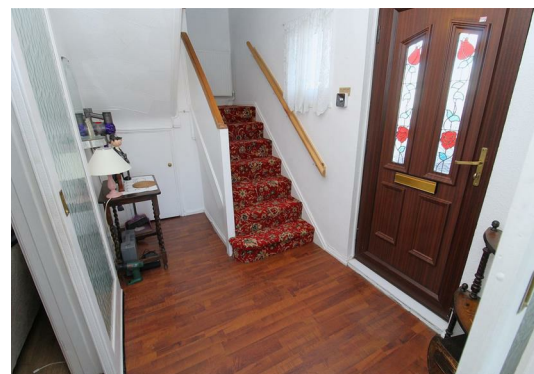
Tenure : Freehold

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		
(81-91) B		79
(69-80) C		
(55-68) D	65	
(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		