





Grosvenor Waterford are delighted to offer for sale this stunning modern three bedroom semi detached property with loft room, situated in a popular location close to Fazakerley High School. The property is larger than expected and provides spacious accommodation comprising; entrance porch, lounge, dining room, kitchen and full width conservatory. To the first floor there are three bedrooms, the master having an ensuite and a family bathroom. Further stairs lead to the second floor and large loft room. Outside there is a large west facing rear garden that backs onto Adlam Park playing fields, detached garage and a front garden with off road parking that overlooks Fazakerley High School playing fields. The property also benefits from uPVC double glazing and gas central heating. A beautiful and large family home with fabulous views front and back.

£275,000





### Entrance Porch

composite front door with glazed side panels

### Lounge 18'4" x 17'1" (5.60m x 5.21m)



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

### Dining Room 9'10" x 8'7" (3.02m x 2.63m)



uPVC double glazed bi-fold doors to conservatory, radiator, laminate flooring, open to kitchen

### Kitchen 9'10" x 8'2" (3.01m x 2.50m)



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

complementary worktops, integrated oven and gas hob with extractor over, integrated fridge freezer, dishwasher and wine cooler, tiled floor and splashbacks, uPVC double glazed window to rear aspect

### Conservatory 11'4" x 15'1" (3.47m x 4.62m)

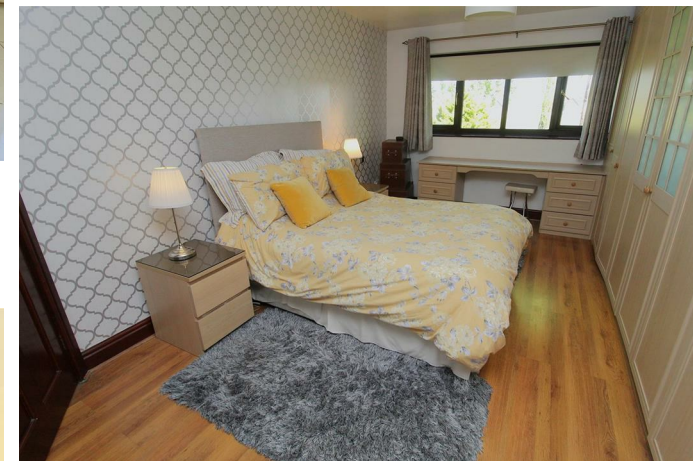
uPVC double glazed conservatory with french doors to rear garden, laminate flooring

### First Floor

#### Landing

uPVC double glazed window to side aspect

### Master Bedroom 15'5" x 8'11" (4.71m x 2.72m)



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

#### Ensuite

white suite comprising; shower cubicle with mains shower over, low level w.c. and wash hand basin in vanity cabinet, tiled walls

Bedroom 2 10'3" x 9'9" (3.13m x 2.99m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 8'6" x 6'9" (2.60m x 2.06m)



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

Shower Room 5'6" x 6'0" (1.68m x 1.83m )



modern white suite comprising; shower cubicle with mains shower, wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, inset ceiling spotlights, uPVC double glazed frosted window to front aspect

Second Floor

Loft Room 13'9" x 17'3" (4.20m x 5.26m)



two skylights to rear aspect, radiator, under eaves storage

Outside

Rear Garden

west facing mature rear garden backing onto Adlam Park playing fields

with lawn, patio area and ornamental pond and double gates to the front which provide access to the detached garage

Detached Garage

double opening doors

Front Garden

enclosed front with gated access to lawn and imprinted concrete driveway that leads via double gates to detached garage

Additional Information

Tenure : Freehold

Council Tax Band : C

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





WELCOME



