



Grosvenor Waterford  
ESTATE AGENTS LIMITED

Barlows Lane, Fazakerley, Liverpool, L9 9HY





Grosvenor Waterford are delighted to offer for sale this beautiful three bedroom semi detached house situated on this very sought after estate, convenient for local primary schools, shops and transport links. The accommodation briefly comprises; lounge, dining room and kitchen. To the first floor there are three bedrooms and a modern bathroom. Outside there is a landscaped rear garden and an open plan front garden with off road parking. The property also benefits from uPVC double glazing and gas central heating. Perfect for a first time buyer or down-sizer - early viewing recommended.

£180,000





**Lounge 13'6" x 15'10" (max) (4.14m x 4.84m (max))**



composite front door, electric glass fronted fire in feature surround, radiator, laminate flooring, understairs cupboard, built in cupboard, stairs to first floor, double doors to dining room, uPVC double glazed window to front aspect

**Dining Room 7'2" x 7'5" (2.19m x 2.27m)**



uPVC double glazed french doors to rear garden, radiator, laminate flooring, open to kitchen

**Kitchen 7'2" x 8'0" (2.20m x 2.44m)**



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

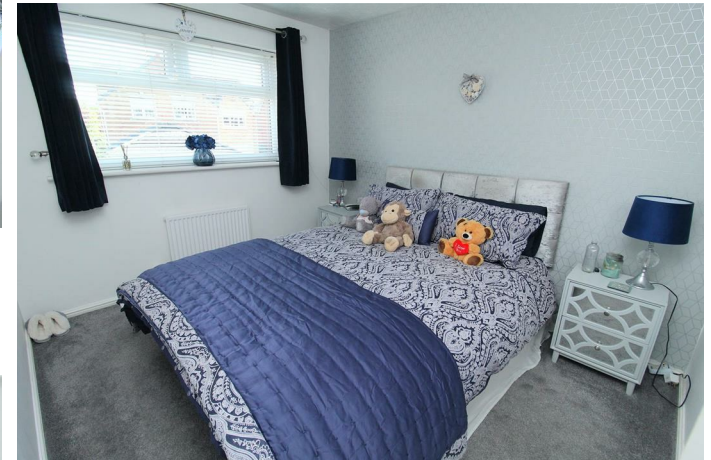
complementary worktops, integrated double oven and gas hob with extractor over, integrated fridge, freezer and washing machine, laminate flooring, tiled splashbacks, uPVC double glazed window to rear aspect

**First Floor**

**Landing**

access to loft space

**Bedroom 1 10'9" x 8'9" (3.28m x 2.67m)**



uPVC double glazed window to front aspect, radiator

Bedroom 2 10'4" x 9'1" (3.16m x 2.78m)



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

Bedroom 3 7'10" x 6'10" (2.40m x 2.09m)



uPVC double glazed window to front aspect, radiator

Family Bathroom 6'0" x 6'3" (1.84m x 1.93m)



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

Outside

Rear Garden



good sized landscaped rear garden with patio, lawn and planted borders

Front Garden

open plan front with open access to lawn with border and tarmac driveway with gated access to rear

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](http://www.gov.uk/government/organisations/land-registry).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	75	
(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	







