



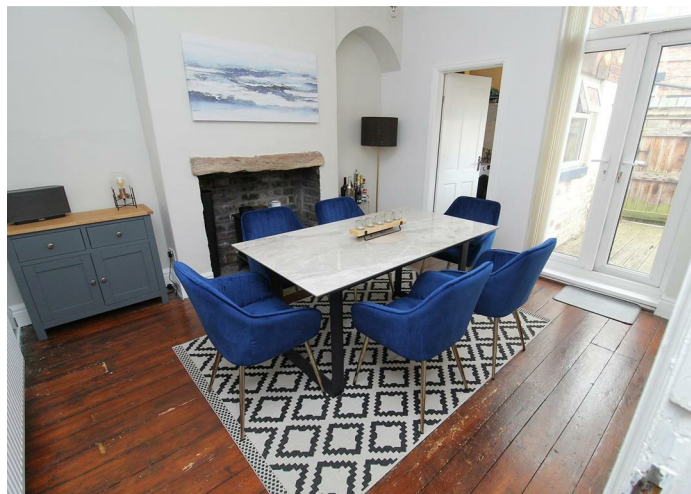
Grosvenor Waterford
ESTATE AGENTS LIMITED

Mauretania Road, Walton, Liverpool, L4 6SS



Grosvenor Waterford are delighted to offer for sale this beautifully presented and improved three bedroom terraced house, situated in the popular 'Ship Roads' location. The spacious accommodation briefly comprises; entrance hall, lounge, dining room, stylish kitchen with quartz worktops and utility room. To the first floor there are three bedrooms and a modern bathroom. Outside there is a rear courtyard. The property also benefits from uPVC double glazing and gas central heating. An early viewing is recommended for this fabulous family home.

£155,000



Entrance Hall

uPVC double glazed front door with glazed side panels, radiator, laminate flooring, stairs to first floor

Lounge 14'3" (ito bay) x 11'8" (4.35m (ito bay) x 3.57m)



uPVC double glazed bay window to front aspect, feature fireplace, radiator

Dining Room 12'10" x 11'1" (3.92m x 3.39m)



uPVC double glazed french doors to rear courtyard, feature fireplace, radiator, door to utility room, open to kitchen

Modern Kitchen 9'4" x 6'4" (2.87m x 1.95m)



quality fitted kitchen with a range of baser and wall cabinets with

complementary quartz worktops and inlaid sink, space for gas range cooker with extractor over, integrated dishwasher, tiled splashbacks, uPVC double glazed window to rear aspect

Utility Room 6'6" x 6'0" (2.00m x 1.84m)

space for fridge freezer and washing machine, Worcester boiler, uPVC double glazed window to side aspect

Landing

Bedroom 1 16'7" (into bay) x 10'9" (5.08m (into bay) x 3.28m)



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

Bedroom 2 10'7" x 11'10" (3.23m x 3.62m)



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

Bedroom 3 9'11" x 6'11" (3.04m x 2.12m)



uPVC double glazed window to front aspect, radiator, fitted wardrobes

Family Bathroom 6'1" x 5'10" (1.87m x 1.79m)



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

Outside

Rear Courtyard



timber decked courtyard with gated access to rear

Front

walled front with gated access

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 | | |
| (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 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 |



