



Grosvenor Waterford
ESTATE AGENTS LIMITED

Donsby Road, Walton, Liverpool, L9 9AL



Grosvenor Waterford are delighted to offer for sale this stunning three bedroom semi detached house situated in a popular location and convenient for local shops, schools and transport links. The accommodation has been completely renovated by the current owners into a fabulous and modern family home and comprises; entrance porch, hall, lounge, dining room and kitchen. To the first floor there are three bedrooms and a bathroom with roll top bath and separate shower cubicle. Outside there is a good sized south east facing rear garden with patio and artificial lawn and access to a detached garage which has been converted into a further usable living space and a wall front with open access to a paved driveway. The property also benefits from uPVC double glazing and gas central heating. A super family home viewing recommended to avoid missing out.

£215,000



Entrance Porch

uPVC double doors

Hall

composite front door, radiator, Amtico flooring, stairs to first floor

Lounge 11'5" x 10'9" (3.50m x 3.30m)



uPVC double glazed window to front aspect, radiator, Amtico flooring, open to dining room

Dining Room 14'5" x 10'9" (4.40m x 3.30m)



uPVC double glazed patio doors to rear garden, radiator, Amtico flooring, open to kitchen

Kitchen 10'9" x 6'3" (3.30m x 1.91m)



modern white high gloss handleless 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, tiled floor and splashbacks, cupboard housing Vaillant boiler, uPVC double glazed window to rear aspect

Downstairs W.C.

low level w.c. and wash hand basin, tiled floor and walls, uPVC double glazed window to side aspect

First Floor

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

Bedroom 1 11'6" x 10'9" (3.51m x 3.30m)



uPVC double glazed window to front aspect, radiator, solid wood flooring, fitted mirrored wardrobes

Bedroom 2 12'5" x 10'9" (3.80m x 3.30m)



uPVC double glazed window to rear aspect, radiator, solid wood flooring

Bedroom 3 8'9" x 6'3" (2.69m x 1.91m)



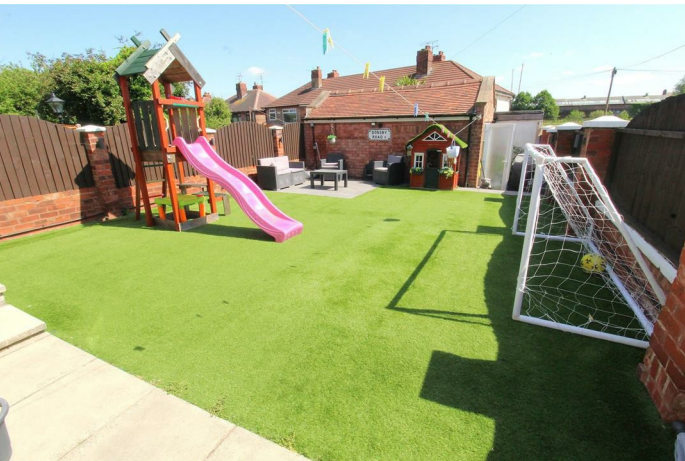
uPVC double glazed window to front aspect, radiator, solid wood flooring

Family Bathroom 7'6" x 6'3" (2.31m x 1.91m)



spacious and modern bathroom with a white four piece suite comprising; freestanding roll top bath, shower cubicle with mans shower and wash hand basin and low level w.c. in vanity cabinets, chromed heated towel rail, tiled floor and walls, uPVC double glazed frosted window to side aspect

Outside
Rear Garden



good sized rear garden with patio areas and artificial lawn and step to converted garage with double opening gates to side road

Front Garden
walled front with open access to paved driveway, gated access to rear

Detached Garage 16'4" x 8'3" (4.98m x 2.53m)

garage to the rear of the property which has been converted and could be used as an office, gym, playroom or summerhouse/bar with replastered walls and uPVC double glazed french doors

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(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



