



Longdown Road, Fazakerley, Liverpool, L10 4US

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this modern two bedroom semi detached property, situated on a popular private residential estate in Fazakerley. The accommodation briefly comprises; entrance porch, lounge, dining room and new fitted kitchen. To the first floor there are two double bedrooms and a family bathroom. Outside there is a private rear garden and open plan front with driveway. The property also benefits from new floorings downstairs, new uPVC double glazed windows and gas central heating with a new boiler. Offered with no ongoing chain an early viewing is recommended.

£140,000



Entrance Porch 2'11" x 4'1" (0.90m x 1.26m)

compsite front door, tiled floor

Lounge 13'0" x 12'3" (3.98m x 3.75m)



uPVC double glazed window to front aspect, laminate flooring, radiator, stairs to first floor

Dining Room 9'6" x 6'2" (2.92m x 1.88m)



uPVC double glazed french doors to rear garden, new laminate flooring, radiator, built in cupboard, open to kitchen

Kitchen 9'6" x 6'6" (2.92m x 2.00m)



new fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, space for fridge freezer, plumbing for washing machine, tiled splashbacks, wall mounted boiler, uPVC double glazed window to rear aspect

First Floor

Landing

access to loft space

Bedroom 1 13'1" x 8'0" (4.00m x 2.44m)



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

Bedroom 2 13'0" x 7'4" max (3.98m x 2.26m max)



uPVC double glazed window to front aspect, radiator, laminate flooring, built in cupboard

Family Bathroom 6'3" x 6'2" (1.91m x 1.88m)



white suite comprising; panelled bath with shower over, low level w.c., wash hand basin in corner vanity cabinet, radiator, tiled floor and part tiled walls

Outside

Private Rear Garden



patio area and recently laid artificial lawn and composite deck

Front Garden

open plan front with tarmac driveway providing off road parking

External Storage

next to front door providing extra storage space

Additional Information

Tenure : leasehold
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		



