



Grosvenor Waterford  
ESTATE AGENTS LIMITED

Fernleigh Road, Old Swan, Liverpool, L13 5SN





Grosvenor Waterford are delighted to offer for Sale to Investors Only this two bedroom terraced property, situated just off Prescot Road within the popular Old Swan area. The accommodation briefly comprises: vestibule, hall, lounge, dining room and kitchen. To the first floor there are two double bedrooms and a family bathroom. Outside there is a walled rear courtyard. The property benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. Being sold with a tenant in situ currently paying £610 per calendar month.

£100,000





**Vestibule**  
front door

**Hall**  
laminate flooring, radiator

**Dining Room 10'3" x 9'7" (3.13m x 2.94m)**



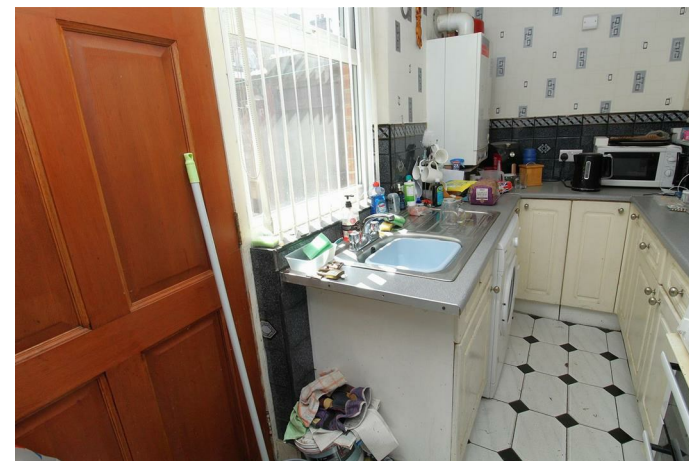
uPVC double glazed window to front aspect, radiator, laminate flooring, open to dining room

**Lounge 12'8" x 13'1" (3.87m x 4.01m)**



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

**Kitchen 10'4" x 5'10" (3.17m x 1.79m)**



fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, plumbing for washing machine, space for fridge freezer, tiled floor and splashbacks, door to rear courtyard

**First Floor**

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- 2 Bedroom Terrace
- Gas Central Heating
- Investment Opportunity

- EPC Rating D
- No Chain

- uPVC Double Glazing
- Tenant in Situ paying £610pcm

Landing



Bedroom 1 11'9" x 11'5" (+wardrobes) (3.59m x 3.48m (+wardrobes))



two uPVC double glazed window to front aspect, radiator, fitted wardrobes, built in cupboard

Bedroom 2 12'9" x 8'1" (max) (3.90m x 2.48m (max))



uPVC double glazed window to rear aspect, radiator, built in cupboard

Bathroom 5'7" x 5'10" (1.72m x 1.78m)



white suite comprising; panelled bath with shower mixer tap, wash hand basin and low level w.c., radiator, part tiled walls, loft access, uPVC double glazed frosted window to rear aspect

Outside

Rear Courtyard



block paved courtyard with gated access to rear

Additional Information

Tenure : Freehold  
Council Tax Band : A  
Local Authority : Liverpool

Agents Note

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