



Grosvenor Waterford
ESTATE AGENTS LIMITED

Horseshoe Drive, Fazakerley, Liverpool, L10 4UF



Grosvenor Waterford are delighted to offer for sale this fabulous three bedroom detached house situated on the popular Brookfield Meadow Development. The spacious accommodation briefly comprises; welcoming entrance hall, dining room, lounge, kitchen, play room/study, downstairs w.c. and large conservatory. To the first floor there are three bedrooms, the master being en-suite and a family bathroom. Outside there is a southerly facing rear garden with patio and artificial lawn and walled front with landscaped border, electric vehicle charging point, soffit downlighting and block paved driveway. The property also benefits from uPVC double glazing and gas central heating. A beautiful family home that must be viewed to be fully appreciated.

£280,000



Entrance Hall 7'0" x 6'3" (2.15m x 1.93m)



new composite front door, radiator, laminate flooring, radiator, uPVC double glazed windows to front and side aspects

Play Room/Office 12'5" x 7'9" (3.81m x 2.38m)



uPVC double glazed window to front aspect, vertical radiator, laminate flooring, inset ceiling spotlights, built in cupboard

Downstairs W.C. 3'9" x 3'9" (1.16m x 1.16m)

white suite comprising; low level w.c. and wash hand basin in vanity cabinet, chrome heated towel rail, laminate flooring

Dining Room 11'9" x 12'6" (max) (3.60m x 3.82m (max))

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

Lounge 15'0" x 11'3" (4.58m x 3.43m)

uPVC double glazed french doors with full height glazed side panels to conservatory, gas fire in feature surround, vertical radiator, laminate flooring

Kitchen 11'8" x 8'11" (3.58m x 2.73m)

modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, integrated fridge freezer, plumbing for washing machine, space for tumble dryer, tiled floor and part tiled walls, uPVC double glazed french doors to conservatory

Conservatory 12'9" x 18'9" (frame to frame) (3.91m x 5.74m (frame to frame))



spacious uPVC double glazed conservatory with french doors to rear garden, tiled floor

First Floor

Landing

built in cupboard, access to boarded loft space with power and light

Master Bedroom 11'1" x 14'11" (3.38m x 4.56m)



uPVC double glazed window to rear aspect, radiator, laminate flooring, fitted wardrobes and bedroom furniture, door to ensuite

Ensuite 6'10" x 5'5" (2.10m x 1.67m)

modern white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c. in vanity cabinets, radiator, tiled floor and walls, uPVC double glazed frosted window to rear aspect

Bedroom 2 12'9" x 7'11" (3.89m x 2.42m)



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

Bedroom 3 9'8" x 8'10" (2.96m x 2.70m)



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

Family Bathroom 6'9" x 5'5" (2.08m x 1.66m)



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

**Outside
Rear Garden**



good sized southerly facing rear garden with patio and artificial lawn, shed with power and light, outside tap and socket, gated access to front

Front Garden

walled front with open access to landscaped border and block paved driveway providing ample off road parking, electric vehicle charging point, outside lighting including soffit downlighters

Additional Information

Tenure : Freehold
Council Tax Band : C
Local Authority : Knowsley

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	



