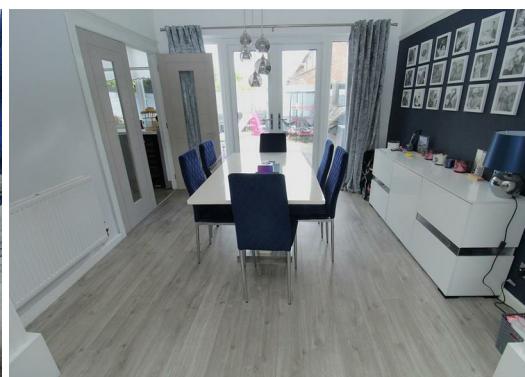




Durley Road, Fazakerley, Liverpool, L9 9AN

£250,000

Grosvenor Waterford are pleased to offer for sale this extended four bedroom semi detached house situated in a cul de sac in a popular location within walking distance of Archbishop Beck School, Blessed Sacrament Primary School and Longmoor Lane Primary School and also convenient for local shops and transport links. The recently renovated accommodation briefly comprises; entrance hall, lounge, dining room, new breakfast kitchen with integrated appliances and converted garage. To the first floor there are four bedrooms, one with ensuite and a new family bathroom. Outside there is an enclosed rear garden with timber deck and artificial lawn and front garden with new imprinted concrete driveway and electric vehicle charging point. The property also benefits from uPVC double glazing and gas central heating. A fabulous family home in a great location - early viewing recommended.



Entrance Hall

composite front door, radiator, luxury vinyl flooring, stairs to first floor

Lounge

11'11" (plus bay) x 10'10" (3.65m (plus bay) x 3.31m)

uPVC double glazed bay window to front, electric fire in modern surround, radiator, luxury vinyl flooring, open to dining room

Dining Room

10'9" x 10'4" (3.29m x 3.16m)

uPVC double glazed french doors with glazed side panels to rear garden, radiator, luxury vinyl flooring

Breakfast Kitchen

16'2" x 8'5" max (4.93m x 2.57m max)

fabulous fitted kitchen featuring a range of wall and base cabinets with complimentary worktops and splashbacks, integrated eye level AEG double oven and microwave, integrated AEG gas hob with extractor over, space for American style fridge freezer, plumbing for washing machine, integrated Bosch dishwasher, integrated wine cooler, inset ceiling spotlights, luxury vinyl flooring, two uPVC double glazed windows to rear aspect

Play Room/Utility

fitted base cabinets with complimentary worktops, space for tumble dryer, radiator, uPVC double glazed window to front aspect

First Floor

Landing

access to loft space

Master Bedroom

11'5" x 8'11" (3.48m x 2.74m)

uPVC double glazed window to front, radiator, built in cupboard, door to en suite

Ensuite

8'9" x 6'10" (2.69m x 2.10m)

white suite comprising wash hand basin, low level w.c., shower cubicle with electric mains over, chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed window to rear aspect

Bedroom 2

14'2" (into bay) x 10'8" (into wardrobes) (4.33m (into bay) x 3.27m (into wardrobes))

uPVC double glazed bay window to front, radiator, laminate flooring, fitted wardrobes

Bedroom 3

10'7" x 10'5" (into wardrobes) (3.25m x 3.19m (into wardrobes))

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

Bedroom 4

8'8" x 6'8" (2.66m x 2.04m)

uPVC double glazed window to front, radiator

Family Bathroom

7'1" x 6'8" (2.18m x 2.04m)

white suite comprising wash hand basin, low level w.c. and shower bath with mains shower over, heated towel rail, tiled floor and walls, uPVC double glazed window to rear aspect

Outside

Rear Garden

enclosed rear garden with large timber deck, artificial lawn and raised borders with railway sleepers, built in gas barbeque

Front Garden

walled front with open access to imprinted concrete driveway

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		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		65
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		