



Grosvenor Waterford
ESTATE AGENTS LIMITED

Grace Avenue, Fazakerley, Liverpool, L10 0AW



Welcome to Grace Avenue! This well-presented three bedroom semi-detached family home rests on a generous-sized plot, a detached garage with private access, wrap round front garden and rear courtyard. The property is located on a peaceful residential cul-de-sac, close to a host of local amenities and is exceptionally well-placed for transport and commuter links.

The property's entrance hall gives access to both reception rooms, kitchen and downstairs WC. The rear living room opens into the conservatory and wrap round galley kitchen. The separate front reception room allows plenty of natural light with the beautiful bay window. A downstairs WC is hidden away off the hallway under the stairs. Beyond the conservatory is a yard giving private access to the detached garage.

Accessing the first floor, you will discover three bright and well-proportioned bedrooms, the two larger double bedrooms and a third single room. The family bathroom comes tiled from floor to ceiling and is fitted with a three-piece suite in white, consisting of a w.c., pedestal hand wash basin and panelled bath with overhead shower.

Externally, the property has a gated driveway with bricked and hedged perimeter. The plot enjoys a wrap around front garden while hidden away at the rear is an ornamental garden with an excellent degree of privacy.

With an abundance of amenities close at hand such as shops, supermarkets, a University Hospital, Aintree Racecourse, a golf course, 2 primary schools and a high school, viewing is highly recommended to appreciate the size and location of this no chain family home.

£220,000



Entrance Hall

door and uPVC double glazed side panels to side aspect, radiator, stairs to first floor

Cloakroom and W.C.

uPVC double glazed frosted glass window to front aspect, low level w.c., wash hand basin, part tiled walls

Lounge 13'9" x 10'11" (4.20m x 3.33m)

uPVC double glazed bow bay window to front aspect, radiator, electric fire in feature surround

Dining Room 13'9" x 10'9" (4.21m x 3.29m)

double glazed patio doors to conservatory, gas fire in feature surround, radiator

Extended Kitchen 19'1" x 6'0" (5.82m x 1.84m)

modern fitted kitchen with a range of base and wall units with complementary worktops, plumbing for washing machine and dishwasher, space for american style fridge freezer, integrated oven and gas hob with extractor over, tiled floor and splashbacks, radiator, inset ceiling spotlights, uPVC double glazed windows to side and rear aspects, open to conservatory

Conservatory 9'4" x 7'6" (2.85m x 2.30m)

uPVC double glazed door and windows to rear and side aspects, tiled floor

First Floor**Landing**

feature double glazed window to front aspect, access to loft space

Bedroom 1 11'3" (plus bay) x 10'11" (3.44m (plus bay) x 3.33m)

uPVC double glazed bow bay window to front aspect, radiator, fitted wardrobes

Bedroom 2 13'9" x 10'5" (4.20m x 3.19m)

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

- 3 Bedroom Semi Detached
- Gas Central Heating
- No Chain

- EPC Rating D
- uPVC Double Glazing
- Detached Garage

- Good Sized Corner Plot
- Corner Plot
- Private West Facing Rear Ornamental Garden

Bedroom 3 10'5" x 6'8" (3.19m x 2.04m)



uPVC double glazed window to rear aspect, radiator, fitted wardrobe (housing boiler)

Family Bathroom 6'4" x 6'2" (1.95m x 1.88m)



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

Outside



Rear Garden



west facing ornamental rear garden with planted borders and gated access to the detached garage

Front Garden



wrap around walled garden with lawn and mature borders

Detached Garage

up and over door

Additional Information

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

Agents Note

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