



Grosvenor Waterford
ESTATE AGENTS LIMITED

Gribble Road, Fazakerley, Liverpool, L10 7NF

Grosvenor Waterford are pleased to offer for Sale this beautiful extended two bedroom mid terraced property, situated close to Aintree Hospital and local amenities. The property briefly comprises; entrance hall, lounge, open plan dining kitchen and downstairs bathroom. To the first floor there are two double bedrooms. The property also benefits from uPVC double glazing and gas central heating. Outside there is a large rear garden with patio, lawn and composite deck and walled front with block paved driveway. Offered with no ongoing chain this property would be absolutely perfect for a first time buyer - early viewing recommended.

£138,000



Entrance Hall

uPVC front door, vertical radiator, laminate flooring, stairs to first floor

Lounge 16'6" x 11'5" (5.03m x 3.50m)



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

Dining Kitchen 14'7" x 7'9" (4.47m x 2.37m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven, microwave and hob with extractor over, integrated fridge freezer, plumbing for washing machine, radiator, laminate floor and tiled splashbacks, uPVC double glazed window to side aspect, uPVC double glazed french doors to rear garden

Downstairs Bathroom 7'8" x 6'6" (2.34m x 1.99m)



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

First Floor

Landing

access to loft space

- Extended 2 Bedroom Mid Terrace
- Gas Central Heating
- Off Road Parking
- EPC Rating C
- Good Sized Rear Garden
- No Chain

- uPVC Double Glazing
- Composite Deck

Bedroom 1 10'6" x 11'7" (3.22m x 3.54m)



uPVC double glazed window to front aspect, radiator, new carpet, storage area/ desk space

Bedroom 2 10'0" x 14'8" (3.05m x 4.49m)



uPVC double glazed window to rear aspect, radiator, new carpet, bolier

Outside

Rear Garden



good sized rear garden with composite deck, patio area and lawn

Front Garden

walled front with open access to paved driveway

Additional Information

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

Agents Note

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