



## **Albany Road, Aintree, Liverpool, L9 0EZ**

### **£85,000**

Grosvenor Waterford are delighted to offer for sale this well presented two bed terraced property with good sized rear garden in a popular location on the Aintree/Walton border. The property briefly comprises; lounge and dining kitchen, with two bedrooms and a family bathroom to the first floor. Outside is a rear garden with patio and lawn. The property benefits from gas central heating and uPVC double glazing and is offered being sold with a tenant in situ currently paying £550 per calendar month. Perfect for an investor - early viewing recommended.





### Lounge

14'4" (into bay) x 12'4" (4.39m (into bay) x 3.78m)

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

### Dining Kitchen

8'4" x 12'4" (2.55m x 3.76m)

fitted kitchen with a range of base and wall cupboards with complementary worktops, integrated oven and gas hob with extractor over, space for fridge freezer, plumbing for washing machine, tiled splashbacks, radiator, two uPVC double glazed windows to rear aspect, uPVC door to rear garden

### First Floor

#### Landing

access to loft space

#### Bedroom 1

12'11" x 12'4" (max) (3.94m x 3.78m (max))

uPVC double glazed window to front aspect, radiator

#### Bedroom 2

8'5" x 7'4" (2.58m x 2.24m)

uPVC double glazed window to rear aspect, radiator, cupboard housing wall mounted combi boiler

### Family Bathroom

5'6" x 4'9" (1.69m x 1.45m)

uPVC double glazed frosted window to rear aspect, panelled bath with electric shower over, wash hand basin, low level w.c., part tiled walls, radiator

### Outside

#### Rear Garden

good sized rear garden with patio area, lawn and gated access to rear

#### Front

walled front with gated access

### Additional Information

Tenure : Freehold

Council Tax Band : A

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](http://www.gov.uk/government/organisations/land-registry).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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