

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 is a 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.

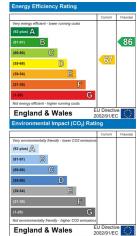
We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry.











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