



Rodmell Road, Walton, Liverpool, L9 9AH

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this fabulous three bedroom semi detached house situated in a popular location and convenient for local shops, schools and transport links. The modern and tasteful accommodation briefly comprises; entrance porch, hall, lounge, dining room and new kitchen with Neff integrated appliances and granite worktops. To the first floor there are three bedrooms and new family bathroom. Outside there is a private rear garden and opened front that could provide off road parking. The property also benefits from a new roof (approx 13 yrs old), uPVC double glazing and gas central heating with a new boiler (2020). A perfect family home - viewing recommended to avoid disappointment.

£210,000



Entrance Porch

uPVC double glazed front door and windows, tiled floor

Hall

uPVC entrance door, radiator, laminate flooring, understairs cupboard, stairs to first floor, uPVC double glazed frosted window to side aspect

Dining Room 12'7" x 11'1" (3.58m (max) x 3.47m)



uPVC double glazed window to front aspect, radiator, laminate flooring

Lounge 12'7" x 11'1" (3.84m x 3.39m)



new uPVC double glazed french doors with glazed side panels, feature wall mounted glass fronted electric fire, radiator, laminate flooring

Kitchen 10'8" x 6'2" (3.26m x 1.89m)



fabulous fitted kitchen with a range of base and wall cabinets with

complementary granite worktops, integrated Neff appliances (hob with extractor over, oven, dishwasher and washing machine), space for fridge freezer, radiator, tiled floor, uPVC double glazed window to front aspect, uPVC door to side aspect

First Floor

Landing



uPVC double glazed picture window to side aspect, access to loft space

- 3 Bedroom Semi Detached
- New Kitchen & Bathroom (circa 2019)
- New Fencing
- EPC Rating TBC
- Gas Central Heating

- New Roof (circa 2012)
- uPVC Double Glazing

Bedroom 1 11'8" x 10'2" (3.56m x 3.10m)

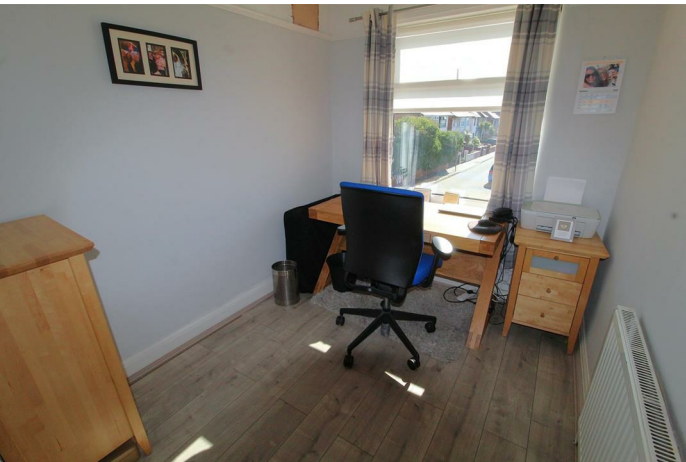


uPVC double glazed window to front aspect, radiator

Bedroom 2 10'11" x 11'3" (3.35m x 3.44m)

uPVC double glazed window to rear aspect, radiator

Bedroom 3 10'9" x 7'3" (3.30m x 2.22m)



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

Family Bathroom 7'8" x 6'3" (2.35m x 1.92m)



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

Outside

Rear Garden



good sized private rear garden with wall behind and new fencing, patio, raised timber deck, lawn and shed, gated access to front

Front Garden

new wall to front with open access to paved area

Additional Information

Tenure : Freehold
Council Tax Band : B
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		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



