



Grosvenor Waterford
ESTATE AGENTS LIMITED

Keir Hardie Avenue, Bootle, L20 0DL



Grosvenor Waterford are delighted to bring to the market this extended three bedroom townhouse, in popular L20 just off Southport Road. The accommodation briefly comprises; entrance porch, hall, lounge, dining room and extended kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is a good sized rear garden and walled front with double gated access to paved area. Ideal for a first time buyer - early viewing recommended.

£135,000



Entrance Porch

uPVC front door and double glazed windows, tiled floor

Hall



stairs to first floor, radiator, laminate flooring

Living Room 19'5" x 10'4" (5.92m x 3.17m)



uPVC double glazed window to front aspect, electric fire in feature surround, radiator, laminate flooring, open to dining room, uPVC double glazed french doors to rear garden

Extended Kitchen 16'8" x 6'2" (max) (5.10m x 1.90m (max))



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, tiled floor and splashbacks, uPVC double glazed windows to side and rear aspects

First Floor

Landing

access to loft space

Bedroom 1 9'10" x 10'5" (3.02m x 3.18m)



uPVC double glazed window to front aspect, radiator

Bedroom 2 9'0" x 10'5" (2.76m x 3.18m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 6'10" x 6'2" (2.10m x 1.89m)



uPVC double glazed window to front aspect, radiator

Family Bathroom 5'5" x 6'0" (1.67m x 1.85m)



modern white suite comprising; panelled bath with shower mixer tap, wash hand basin and low level w.c., radiator, vinyl flooring, part tiled walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden



good sized rear garden with patio and artificial lawn

Front Garden

walled front with double gated access to paved and gravelled area

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	69	
(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		



