



Grosvenor Waterford  
ESTATE AGENTS LIMITED

Frodsham Street, County, Liverpool, L4 5XA





Grosvenor Waterford are pleased to offer for Sale this extended two bedroom mid terraced house. The property briefly consists of vestibule, lounge, dining room, kitchen and ground floor shower room. To the first floor there are two good sized double bedrooms. The property also benefits from uPVC double glazing with plantation shutters to the front, gas central heating with a new Ideal boiler in 2021 and a new flat roof to the extension in 2023 when the main roof was also overhauled and new gutters, soffits and fascias were fitted. The property is close to local amenities and would be ideal for first time buyers and investors alike.

£90,000



### Vestibule

front entrance door

### Lounge 12'3" x 12'7" (3.75m x 3.86m)



uPVC double glazed window to front aspect with plantation shutters, electric fire in feature surround, radiator, new lvt flooring, built in cupboard, open to dining room

### Dining Room 7'4" x 10'0" (2.24m x 3.05m)



stairs to first floor, new lvt flooring, understairs cupboard, open to kitchen

### Kitchen 11'2" x 11'7" (max) (3.42m x 3.54m (max))



fitted kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, cooker with extractor over, space for fridge freezer, plumbing for washing machine, radiator, tiled floor and splashbacks, uPVC double glazed door and window to rear aspect

- Extended 2 Bedroom Terrace
- Gas Central Heating (new boiler 2021)
- Polular Location

- EPC Rating TBC
- New Flat Roof on Extension
- Ideal for Investors or First Time Buyer

- uPVC Double Glazing
- Overhauled Main Roof with New Gutters, Soffits and Fascias



Shower Room 6'6" x 5'8" (2.00m x 1.74m)



modern white suite comprising; shower cubicle with electric shower, wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, tiled floor and walls, uPVC double glazed window to side aspect

First Floor

Landing

Bedroom 1 11'2" x 12'7" (3.41m x 3.86m)



uPVC double glazed window to front aspect with plantation shutters, radiator

Bedroom 2 8'7" x 9'10" (2.62m x 3.01m)



uPVC double glazed window to rear aspect with plantation shutters, radiator, built in cupboard housing Ideal boiler, access to loft space

Outside

Rear Yard

small rear yard with gated access to rear

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		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC







