



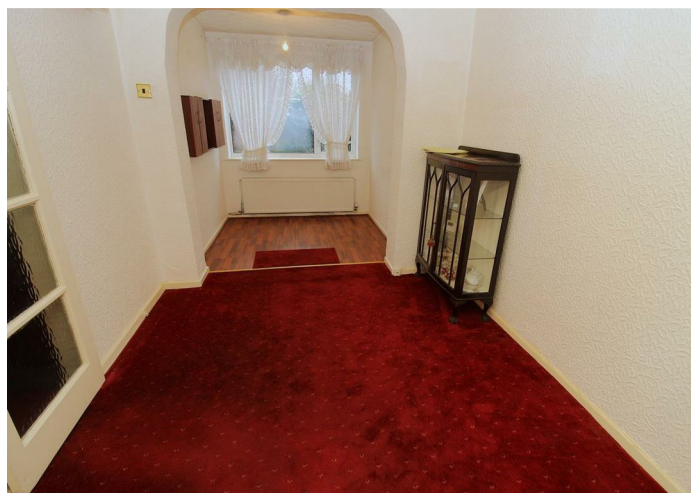
Grosvenor Waterford
ESTATE AGENTS LIMITED

Yew Tree Road, Walton, Liverpool, L9 1AL



Grosvenor Waterford are delighted to offer for Sale this extended three bedroom townhouse, ideally located just off Rice Lane, within walking distance of local shops, Rice Lane City Farm and Walton train station. The spacious accommodation briefly comprises; entrance porch, lounge, extended dining room, extended kitchen and internal passageway linking the integral garage and rear garden. In addition, to the first floor are three bedrooms and a family bathroom. Outside there is a walled private rear garden and walled front with double gated access to a paved driveway providing off road parking. The property also benefits from uPVC double glazing and gas central heating. Offered with no ongoing chain this is an ideal family home in a great location - viewing recommended.

£155,000



Entrance Porch

uPVC front door and glazed window, tiled floor

Lounge 15'0" x 11'5" (4.58m x 3.49m)



uPVC double glazed window to front aspect, electric fire in feature surround, radiator, stairs to first floor, double sliding doors to dining room

Extended Dining Room 16'4" x 8'5" (max) (4.98m x 2.59m (max))



uPVC double glazed window to rear aspect, radiator

Extended Kitchen 16'4" x 7'4" (4.98m x 2.25m)



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, space for fridge freezer, Worcester combi boiler, uPVC double glazed window to rear aspect

Internal Passageway

doors to rear garden and integral garage

Integral Garage 18'9" x 7'7" (5.72m x 2.33m)

up and over door, power and light

First Floor

Landing

built in cupboard, access to loft space

Bedroom 1 13'4" (max) x 9'11" (4.08m (max) x 3.03m)



uPVC double glazed window to front aspect, radiator

Bedroom 2 11'11" x 9'1" (3.64m x 2.78m)



uPVC double glazed window to front aspect, radiator

Bedroom 3 8'5" (max) x 10'1" (max) (2.58m (max) x 3.08m (max))



uPVC double glazed window to rear aspect, radiator, laminate flooring, built in cupboard, shower cubicle with electric shower

Family Bathroom 5'9" x 8'11" (1.76m x 2.73m)



white suite comprising; panelled bath, wash hand basin and low level w.c., radiator, tiled floor and walls, two uPVC double glazed windows to rear aspect

Outside
Rear Garden



lovely private walled rear garden which is not overlooked

Front Garden
walled front with wrought iron railings and double gated access to paved driveway and ornamental border leading to the integral garage

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		
(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 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		



