



ALAN STAIR SAVILLE
ESTATE AGENTS

Denise Road, Fazakerley

£162,500

3 1 1



PERFECT FIRST TIME HOME, MODERN THROUGHOUT, LOUNGE, STUNNING KITCHEN/BREAKFAST, CONSERVATORY, THREE BEDROOMS AND FAMILY SHOWER ROOM, DRIVEWAY, WELL MAINTAINED REAR GARDEN .

Alastair Saville introduce this semi-detached house. The property enjoys a convenient location, being in close proximity to various local amenities such as shops, schools, and transportation links. In summary, Hallway, lounge, well-equipped kitchen/Breakfast, conservatory and to the first floor there are three bedrooms and a modern shower room. The bonus to this lovely property is the fact that it is turn key ready, the property is a credit to its current owner. The outside has spacious front garden and driveway and to the rear a private cosy garden with patio area. We encourage interested parties to arrange a viewing to fully appreciate the lovely family home.

Hallway

Entrance door, cupboards housing metres, tiled flooring, radiator.

Lounge

Double glazed window, gas fire with marble surround and hearth, laminate flooring, radiator, storage under stairs.

Kitchen/Breakfast

Double glazed window, wall and base units with complimentary work tops, separate breakfast bar, ceramic sink and drainer, integrated oven and grill, electric hob, dishwasher, American Fridge, space and plumbing for washing machine, radiator, tiled flooring, spotlights.

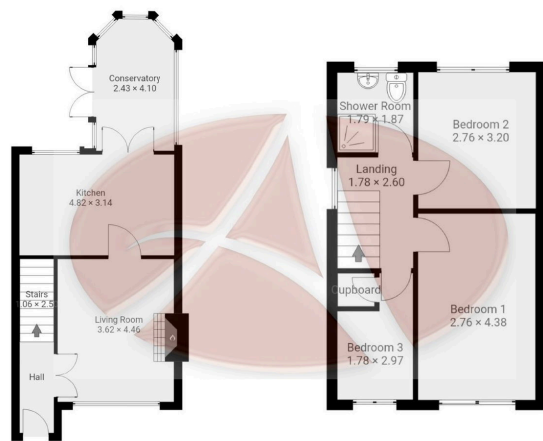
Conservatory

French doors to rear garden, double glazed windows, laminate flooring, spotlights.

Front Bedroom One

Double glazed window, fitted wardrobes, radiator.





Ground Floor approx area- 46.33m²

1st Floor approx area - 33.9m²

37 Denise Road, L10 4YH

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.

Measurements, floor-areas, openings and orientations are approximate. They should be used for information purposes only and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	