



## Alicia Walk, Fazakerley, Liverpool, L10 4YX £115,000

Grosvenor Waterford are pleased to offer for sale this freehold three bedroom townhouse, situated on the popular Field Lane estate, Fazakerley. The accommodation briefly comprises; entrance porch, hall, living room and dining kitchen. To the first floor there are three bedrooms and a modern shower room. Outside there are front and rear gardens. The property also benefits from uPVC double glazing and is offered with the added advantage of no on going chain. An ideal property for an investor or first time buyer - viewing recommended.



### Entrance Porch

uPVC front door and double glazed windows

### Hall

uPVC door, built in cupboard

### Living Room

15'8"x 14'1" (4.80x 4.31m)

uPVC double glazed window to front aspect, gas fire in feature surround, stairs to first floor

### Dining Kitchen

8'4" x 14'1" (2.55m x 4.30m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, tiled splashbacks, laminate flooring, two uPVC double glazed windows to rear aspect, uPVC door to rear garden

### First Floor

#### Landing

access to loft space

#### Bedroom 1

14'5" x 7'9" (4.40m x 2.38m)

uPVC double glazed window to front aspect, wall heater

#### Bedroom 2

9'8" x 7'9" (2.96m x 2.37m)

uPVC double glazed window to rear aspect, wall heater

#### Bedroom 3

9'4" x 6'0" (2.85m x 1.83m)

uPVC double glazed window to front aspect, built in cupboard

### Shower Room

6'1" x 5'11" (1.87m x 1.82m)

modern shower room with walk in shower, wash hand basin and low level w.c., uPVC double glazed frosted window to rear aspect

### Outside

#### Rear Garden

private rear garden with patio and lawn, gated access to rear

#### Front Garden

walled front with gated access

### Additional Information

Tenure : Freehold

Council Tax Band : A

Local Authority : Knowsley

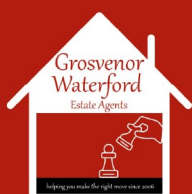
### Agents Note

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			
(81-81) 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			
(81-81) 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			



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