



Dereham Crescent, Fazakerley, Liverpool, L10 7LA

£145,000

Grosvenor Waterford are delighted to present this beautiful two bedroom end terrace house located on Dereham Crescent, close to Aintree University Hospital and Fazakerley High School. This property enjoys a larger plot with an oversized driveway and generous garden. The accommodation itself comprises: entrance porch, hall, living room, dining kitchen and rear lean to, with two double bedrooms and bathroom upstairs. The property benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. An ideal property for a first time buyer, just a few minutes walk from Fazakerley train station and close to the motorway network - viewing recommended.



Entrance Porch

4'11" x 4'5" (1.51m x 1.35m)

uPVC front door with uPVC double glazed windows to front and side aspects

Hall

uPVC door, radiator, laminate flooring, stairs to first floor

Living Room

15'11" x 13'3" (4.86m x 4.06m)

uPVC double glazed bay window to front aspect, wall mounted electric fire, radiator, laminate flooring, understairs cupboard

Dining Kitchen

7'2" x 16'5" (2.20m x 5.02m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator, tiled floor and splashbacks, inset ceiling spotlights, Vaillant boiler, uPVC double glazed window to rear aspect, uPVC glazed door to Lean To

Lean To

6'2" x 4'7" (1.88m x 1.40m)

uPVC double glazed window, built in cupboard, door to rear garden

First Floor

Landing

uPVC double glazed window to side aspect, access to loft space

Bedroom 1

9'1" x 13'4" (2.78m x 4.07m)

uPVC double glazed window to front aspect, radiator, fitted wardrobes

Bedroom 2

11'8" x 8'11" (3.56m x 2.73m)

uPVC double glazed window to rear aspect, radiator

Bathroom

8'7" x 7'2" (2.62m x 2.19m)

spacious bathroom with white suite comprising; panelled bath with mains shower over, wash hand basin and low level w.c., radiator, tiled floor and part tiled walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden

good sized rear garden with patio, lawn and planted borders, large shed

Front Driveway

walled front with open access to tarmac driveway, gated access to rear garden

Additional Information

Tenure : Leasehold

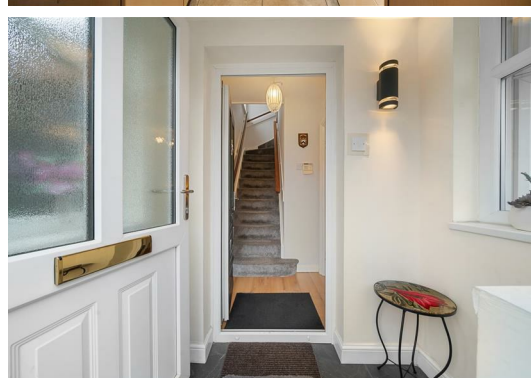
Council Tax Band : A

Local Authority : Liverpool

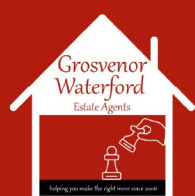
Agents Note

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		
(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		



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