Grosvenor Waterford
Estate Agents

BRITISH PROPERTY AWARDS
GOLD WINNER
ESTATE AGENT IN LIVERPOOL

Olney Street, Walton, L4 5QN
£115,000

Grosvenor Waterford are pleased to offer for Sale this three bedroom mid terraced house. The property briefly consists of vestibule, hall, lounge, dining room and kitchen. To the first floor are two double bedrooms, bathroom and a small bedroom/study. The property also benefits from uPVC double glazing and gas central heating and is being sold with no ongoing chain. Viewing recommended.

Vestibule
front entrance door, laminate flooring

Hall
laminate flooring, radiator, stairs to first floor

Lounge
10'7" x 14'11" (3.23m x 4.55m)
uPVC double glazed window to rear aspect, radiator

Dining Room
11'3" (+bay) x 11'3" (3.45m (+bay) x 3.45m)
uPVC double glazed bay window to front aspect, radiator, laminate flooring

Kitchen
11'3" x 8'0" (3.45m x 2.45m)
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, radiator, tiled floor and splashbacks, uPVC double glazed window to rear aspect, uPVC door to rear courtyard

First Floor

Landing
radiator

Bedroom 1
11'3" (+bay) x 14'9" (3.45m (+bay) x 4.51m)
uPVC double glazed bay window to front aspect, radiator

Bedroom 2
8'7" x 10'9" (2.62m x 3.30m)
uPVC double glazed window to rear aspect, radiator, built in cupboard housing boiler, access to loft space

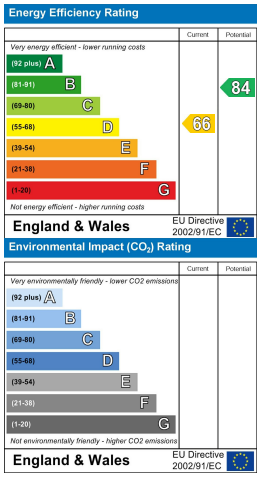
Bedroom 3
5'0" x 8'0" (1.53m x 2.44m)
uPVC double glazed window to rear aspect

Family Bathroom
5'10" x 5'0" (1.80m x 1.54m)
white suite comprising; bath with electric shower over, wash hand basin and low level w.c., radiator, uPVC double glazed frosted window to side aspect

Rear Yard
walled yard with gated access to rear

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.



Grosvenor Waterford Estate Agents
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197 Altway, Aintree, Liverpool L10 6LB
Tel: 0151 526 7638
Fax: 0151 526 7971

The Property Ombudsman