



Grosvenor Waterford
ESTATE AGENTS LIMITED

Blueberry Fields, Fazakerley, Liverpool, L10 9NG



Grosvenor Waterford are delighted to offer for sale this beautifully presented three bedroom detached house situated in a sought after cul de sac, close to Aintree University Hospital. This recently renovated property enjoys accommodation briefly comprising; vestibule, living room, inner hall, dining room and newly fitted kitchen. To the first floor there are three bedrooms, the master having a new ensuite and a newly fitted family bathroom. Outside there is a private rear garden that overlooks Fazakerley Hall recreation grounds and open plan front garden with new imprinted concrete driveway. The integral garage has been part converted with uPVC double glazed french doors to the front. The property also benefits from uPVC double glazing, gas central heating and replastered walls and is offered with the advantage of no ongoing chain. An ideal family home in a great location - viewing recommended.

£285,000



Vestibule

composite front door, radiator, laminate flooring

Living Room 19'2" x 10'0" (5.86m x 3.07m)



uPVC double glazed bay window to front aspect, radiator, laminate flooring,

Inner Hall

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

Dining Room 8'5" x 9'2" (2.58m x 2.81m)



uPVC double glazed french doors to rear garden, breakfast bar, vertical radiator, inset ceiling spotlights, open to kitchen

Kitchen 8'5" x 9'4" (2.58m x 2.86m)



modern fitted kitchen featuring a range of light grey wall and base

cabinets with contrasting wood worktops, cooker with extractor over, space for fridge freezer, laminate flooring, tiled splashbacks, inset ceiling spotlights, uPVC double glazed window to rear aspect

First Floor

Landing

uPVC double glazed frosted window to side aspect, access to loft space, laminate flooring, built in cupboard

Master Bedroom 12'0" x 10'0" (3.66m x 3.07m)



uPVC double glazed window to rear aspect, radiator, built in wardrobes, door to ensuite

Ensuite 4'10" x 5'9" (1.48m x 1.77m)

modern white suite comprising; shower cubicle with mains shower, low level w.c. and wash hand basin in vanity cabinets, radiator, tiled floor and walls, uPVC double glazed frosted window to rear aspect

- 3 Bedroom Detached
- No Chain
- New Kitchen

- EPC Rating C
- Gas Central Heating
- Newly fitted Bathroom & Ensuite

- Cul de Sac Location
- uPVC Double Glazing
- Integral Garage (with uPVC french doors fitted to front)

Bedroom 2 9'6" x 10'1" (2.90m x 3.08m)



uPVC double glazed window to front aspect, radiator, built in wardrobes

Bedroom 3 8'7" x 8'2" (2.63m x 2.50m)



uPVC double glazed window to front aspect, radiator

Family Bathroom 8'5" x 5'1" (2.58m x 1.57m)



modern white suite comprising; bath with mains shower over, low level w.c. and wash hand basin in vanity cabinets, uPVC ceiling with inset spotlights, radiator, tiled floor and walls, uPVC double glazed frosted window to rear aspect

Outside

Integral Garage 15'7" x 8'0" (4.75m x 2.44m)

uPVC double glazed french doors fitted to front aspect, boiler, plumbing for washing machine, space for tumble dryer

Rear Garden



private enclosed rear garden with Fazakerley Hall recreation grounds behind with good sized patio, lawn and gated access to front of house

Front Garden

open plan with large imprinted concrete driveway

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		84
(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		



