



Beryl Walk, Fazakerley, Liverpool, L10 4YP **£115,000**

Grosvenor Waterford are pleased to offer for sale this well presented freehold two bedroom townhouse, situated on the popular Field Lane estate, Fazakerley. The accommodation briefly comprises; entrance porch, lounge and dining kitchen. To the first floor there are two double bedrooms and a family bathroom. 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.



Vestibule

uPVC front door and double glazed window, tiled floor

Living Room

11'6" x 19'0" (3.52m x 5.80m)

uPVC double glazed window to front aspect, feature fireplace, two radiators, laminate flooring, stairs to first floor



Dining Kitchen

11'6" x 8'0" (3.51m x 2.44m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated double oven and gas hob with extractor over, space for fridge freezer, plumbing for washing machine, radiator, laminate flooring, tiled splashbacks, uPVC double glazed window to rear aspect, uPVC door to rear garden



First Floor

Landing

access to loft space



Bedroom 1

11'6" x 11'3" (3.52m x 3.44m)

uPVC double glazed window to rear aspect, radiator, built in cupboard



Bedroom 2

11'6" x 10'5" (3.52m x 3.20m)

two uPVC double glazed windows to front aspect, radiator

Bathroom

8'7" x 5'2" (2.64m x 1.58m)

modern white suite comprising; panelled bath with mains shower over, wash hand basin and low level w.c., white heated towel rail, laminate flooring, part tiled walls



Outside

Rear Garden

ornamental rear garden with gated access to service road behind

Front Garden

walled front with gated access

Additional Information

Tenure : Freehold

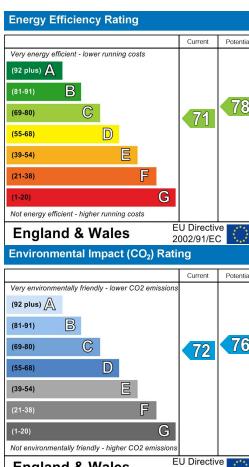
Council Tax Band : A

Local Authority : Knowsley

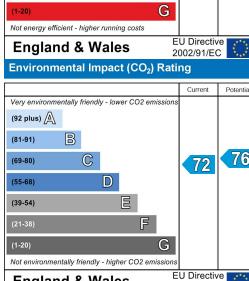
Agents Note

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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.



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