Albany Road, Aintree, Liverpool, L9 0EZ

Grosvenor Waterford
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The Property Ombudsman

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Grosvenor Waterford are delighted to offer for sale this well presented two bed terraced property with good sized rear garden in a popular location on the Aintree/Walton border. The property briefly comprises; vestibule, living room and dining kitchen, with two double bedrooms and a bathroom to the first floor. Outside is a rear is a garden with patio and lawn. The property benefits from gas central heating and uPVC double glazing and is offered with no ongoing chain. Perfect for a first time buyer or an investor - early viewing recommended.

£99,950

Vestibule
uPVC front door, radiator, stairs to first floor

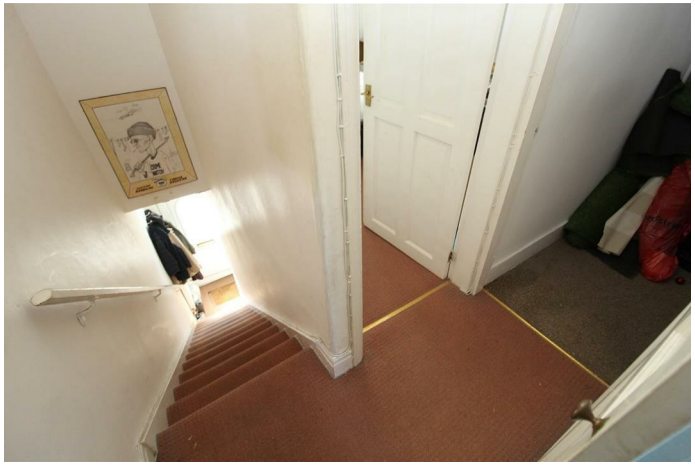
Living Room 12'9" x 12'5" (max) (3.91m x 3.81m (max))
uPVC double glazed bay window to front aspect, feature fireplace, radiator

Dining Kitchen 8'5" x 12'3" (2.58m x 3.75m)

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

First Floor

Landing



Bedroom 1 12'10" x 12'5" (3.92m x 3.81m)

uPVC double glazed window to front aspect, radiator

Bedroom 2 8'5" x 6'10" (2.57m x 2.10m)
uPVC double glazed window to rear aspect, radiator, wall mounted combi boiler

Family Bathroom 5'8" x 5'2" (1.74m x 1.58m)

uPVC double glazed frosted window to rear aspect, panelled bath, wash hand basin, low level w.c., part tiled walls, radiator

Outside

- 2 Bedroom Mid Terrace
- uPVC Double Glazing
- Popular Location
- EPC Rating D
- Gas Central Heating
- Ideal for First Time Buyer or Investor
- Rear Garden
- No Chain

Rear Garden

good sized rear garden with patio area and lawn

Front

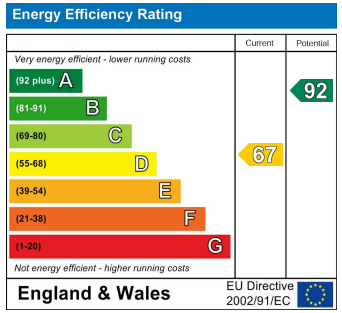
walled front with gated access

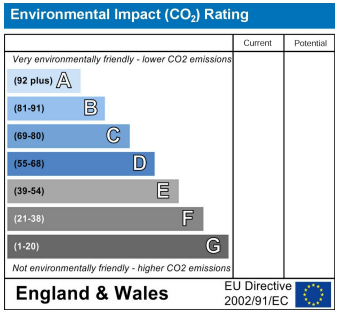
Additional Information

Tenure :
Council Tax Band :
Local Authority :

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.





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