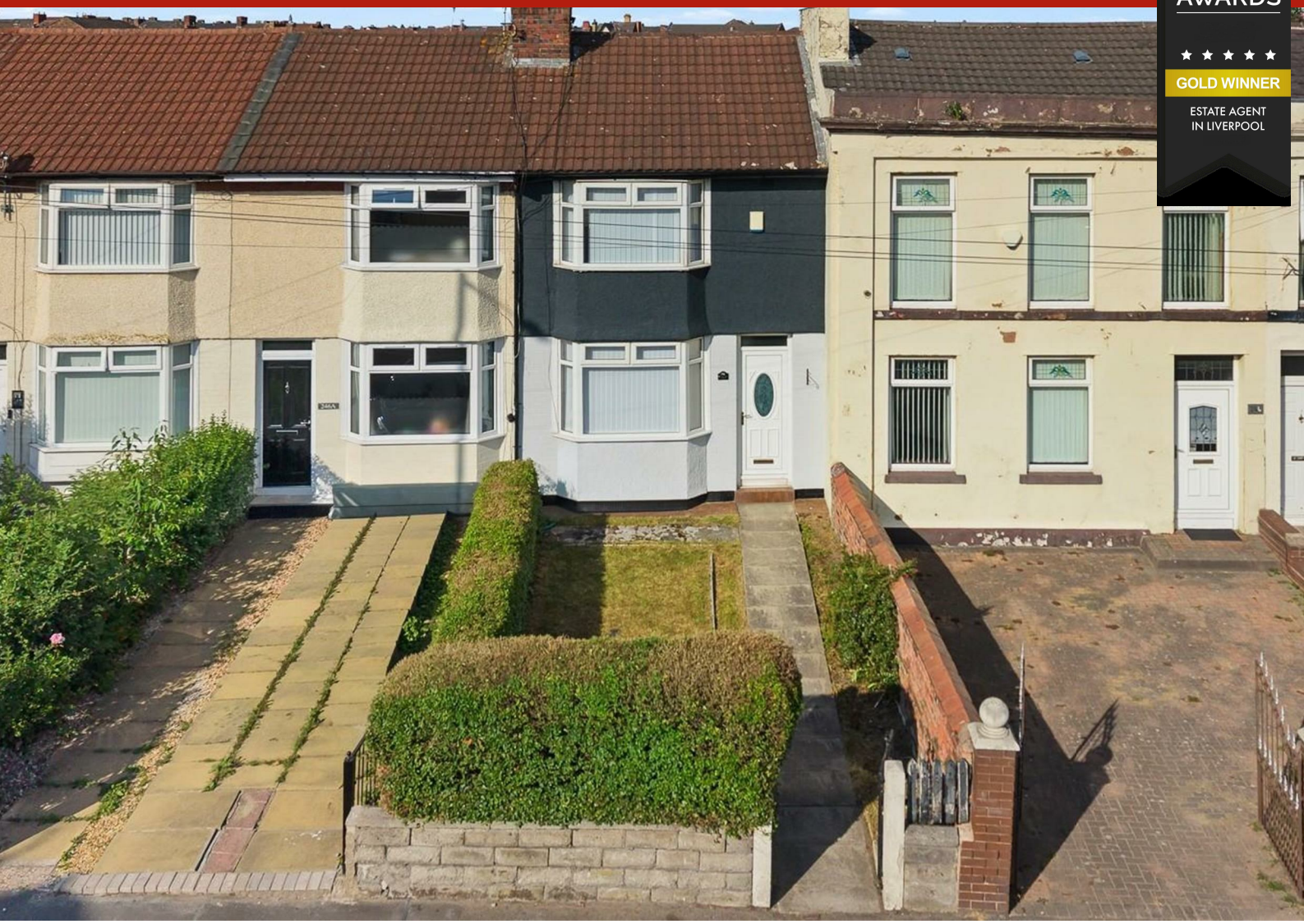


# Westminster Road, Kirkdale, Liverpool, L4 4LZ
# Offers over £115,000

Grosvenor Waterford are delighted to offer for sale this recently renovated two bedroom terraced house ideally located for County Road shops and Kirkdale train station. The accommodation briefly comprises; entrance hall, living room, dining room and kitchen. To the first floor there are two double bedrooms and a bathroom. Outside there is an enclosed rear garden. 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 or investor. Viewing recommended.







**Entrance Hall**
uPVC front door, laminate flooring, stairs to first floor

**Living Room**
13'8" x 14'0" (4.19m x 4.28m)
uPVC double glazed bay window to front aspect, radiator, laminate flooring, understairs cupboard

**Dining Room**
10'0" x 14'0" (3.06m x 4.28m)
uPVC double glazed window to rear aspect, radiator, laminate flooring

**Kitchen**
12'5" x 8'3" (3.79m x 2.53m)
fitted kitchen with a range of base and wall cabinets with complementary worktops, vinyl flooring, tiled splashbacks, uPVC double glazed window to side aspect, uPVC door to rear garden

**Utility**
2'8" x 8'3" (0.82m x 2.52m)
worktops with space underneath for tumble dryer and plumbing for washing machine, uPVC double glazed window to side aspect

**First Floor**

**Landing**
access to loft space

**Bedroom 1**
12'4" x 14'0" (3.78m x 4.28m)
uPVC double glazed bay window to front aspect, radiator

**Bedroom 2**
11'7" x 8'3" (3.55m x 2.54m)
uPVC double glazed window to rear aspect, radiator, built in cupboard

**Bathroom**
8'7" x 5'4" (2.62m x 1.64m)
modern white suite comprising; panelled bath, wash hand basin and low level w.c., radiator, vinyl flooring, part tiled walls, uPVC double glazed frosted window to rear aspect

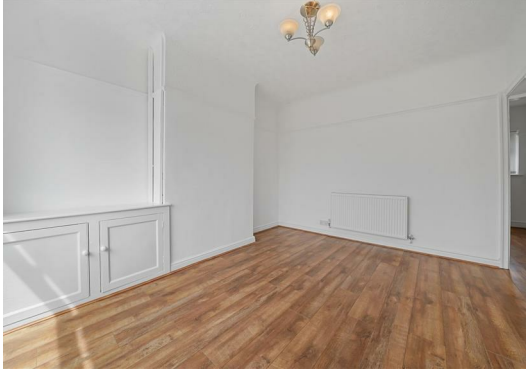
**Outside**

**Front Garden**
walled front with gated access to lawned area

**Rear Garden**
walled rear garden with gated access to rear

**Additional Information**
Tenure : Freehold
Council Tax Band : A
Local Authority : Liverpool

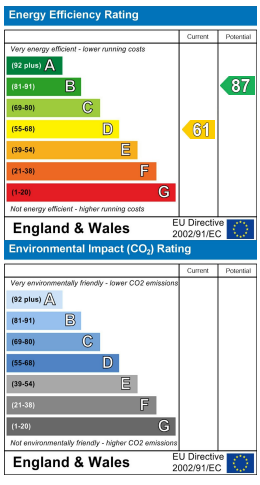
**Agents Note**
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We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry.












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The Property Ombudsman