



Haven Road, Fazakerley, Liverpool, L10 1LR

Grosvenor Waterford are delighted to offer for sale this three bedroom end townhouse situated just off Longmoor Lane, ideally situated for Aintree University Hospital and the motorway network. The accommodation briefly comprises; entrance hall, spacious through living room and kitchen. To the first floor are three good sized bedrooms (two have currently been opened up together) and a family bathroom. Outside there is a west facing rear garden and good sized front with double gated access to a paved driveway. The property benefits from uPVC double glazing and gas central heating. This property would be perfect for a first time buyer or investor - early viewing advised.

£140,000



Entrance Hall



front entrance door, radiator, laminate flooring, stairs to first floor

Living Room 20'4" x 10'6" (6.22m x 3.21m)



uPVC double glazed windows to front and rear aspects, gas fire in feature surround, radiator, laminate flooring

Kitchen 16'2" x 8'7" (max) (4.95m x 2.64m (max))



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 splashbacks, built in cupboard, uPVC double glazed window and door to rear aspect

First Floor

Landing

built in cupboard, access to loft space

- 3 Bed End Terrace
- Gas Central Heating

- EPC Rating D
- Good Sized Front & Rear Gardens

- uPVC Double Glazing
- Close to Aintree Hospital & Motorway network

Bedroom 1 12'0" x 10'6" (3.66m x 3.21m)



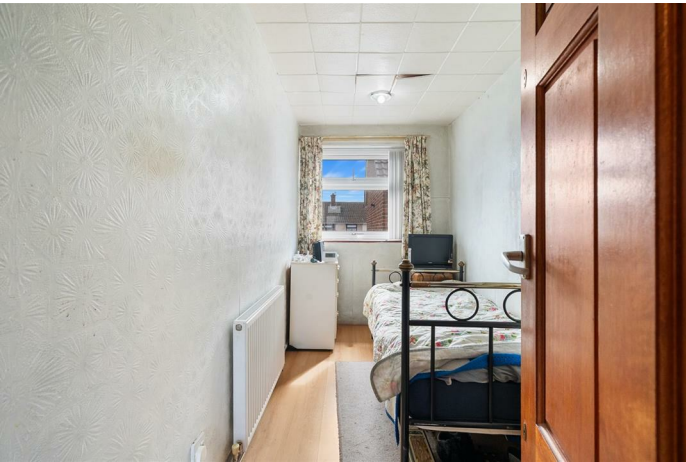
uPVC double glazed window to front aspect, radiator, laminate flooring, built in cupboard

(open to bedroom 2)

Bedroom 2 8'0" x 10'6" (2.45m x 3.21m)

uPVC double glazed window to rear aspect, laminate flooring, wall mounted boiler

Bedroom 3 12'5" x 5'6" (3.79m x 1.69m)



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

Family Bathroom 5'2" x 8'7" (1.58m x 2.63m)



white suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., radiator, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden



west facing private rear garden with patio and lawn

Front Garden

good sized front garden with separate pedestrian and vehicular gated access with lawn and paved driveway

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



