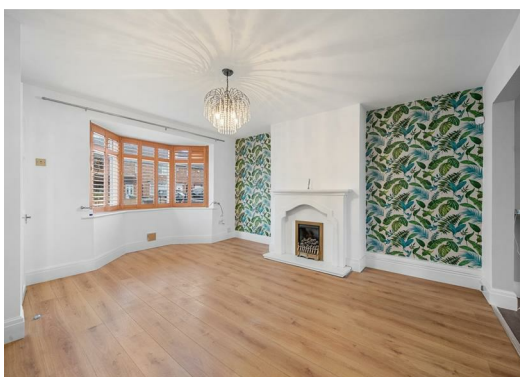




## Dereham Crescent, Fazakerley, Liverpool, L10 7LA

### £150,000

Grosvenor Waterford are delighted to present this fabulous and extended two bedroom end terrace house located on Dereham Crescent, close to Aintree University Hospital. This recently renovated property comprises; entrance hall, living room and an extended and open plan dining room/kitchen that provides an amazing entertaining space. It also features two double bedrooms and a spacious bathroom with both a bath and separate shower to the first floor. The property benefits from uPVC double glazing with plantation shutters added to the front and gas central heating. Also offered with no ongoing chain this super property has a modern layout that is practical and ideal for both relaxation and entertaining. We invite you to arrange a viewing to fully appreciate what this property has to offer.



### Entrance Hall

uPVC front door, radiator, stairs to first floor

### Living Room

12'10" x 15'8" (3.92m x 4.80m)

uPVC double glazed bay window to front aspect, gas fire in feature surround, laminate flooring, built in cupboard with uPVC double glazed window, open to dining/kitchen area

### Extended Open Plan Dining Kitchen

15'9" x 16'1" (4.82m x 4.91m)

a fabulous entertaining space with fitted kitchen comprising a good range of base and wall cabinets with complementary worktops, gas range cooker with extractor over, plumbing for washing machine and dishwasher, space for tumble dryer and american style fridge freezer, radiator, uPVC clad ceiling with inset ceiling spotlights, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

### First Floor

#### Landing

1.31 m x 0.83 m

uPVC double glazed window to side aspect, access to loft space

#### Bedroom 1

12'9" x 9'1" (3.91m x 2.77m)

uPVC double glazed window with plantation shutters to front aspect, radiator, laminate flooring fitted wardrobes and built in wardrobes

#### Bedroom 2

8'6" x 11'8" (2.60m x 3.57m)

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

#### Family Bathroom

7'3" x 8'7" (2.21m x 2.64m)

modern and spacious bathroom with four piece white suite comprising: panelled bath, wash hand basin, low level w.c. and separate walk in shower with mains shower, chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted window to rear aspect

### Outside

#### Front Driveway

walled front with both a pedestrian gate and double gates to block paved driveway

#### Rear Garden

large paved rear garden with timber deck, gated access to front

### Additional Information

Tenure : Freehold

Council Tax Band : A

Local Authority : Liverpool

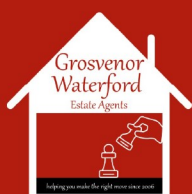
### Agents Note

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-registration](http://www.gov.uk/government/organisations/land-registration).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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