

# Scarisbrick Road, Norris Green, Liverpool, L11 7BN
# £160,000

Grosvenor Waterford are pleased to offer for sale this three bedroom end terrace located in Norris Green, L11 and convenient for all local amenities. The accommodation briefly comprises; entrance hall, living room and dining kitchen. To the first floor, there are three good sized bedrooms and a modern family bathroom. Outside there is a private south west facing rear garden and walled front with off road parking. The property also benefits from uPVC double glazing, gas central heating and is offered with no ongoing chain. Ideal for a first-time buyer or investor, viewing recommended







**Entrance Hall**
front entrance door, radiator, laminate flooring, stairs to first floor, understairs cupboard, uPVC double glazed window to front aspect

**Living Room**
14'7" x 12'1" (4.47m x 3.69m)
uPVC double glazed window to front aspect, radiator, laminate flooring

**Dining Kitchen**
18'5" x 6'8" (5.62 x 2.04m )
fitted kitchen with a range of wall and base cabinets with complementary worktops, integrated oven and hob with extractor over, breakfast bar, radiator, part tiled walls, vinyl flooring, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

**First Floor**

**Landing**
uPVC double glazed window to side aspect, access to loft space (the loft has been boarded and insulated)

**Bedroom 1**
12'7" x 10'0" (3.85m x 3.06m )
uPVC double glazed window to front aspect, radiator

**Bedroom 2**
8'8" x 12'0" (2.66m x 3.66m )
uPVC double glazed window to rear aspect, radiator

**Bedroom 3**
9'1" x 8'0" (2.77m x 2.45m)
uPVC double glazed window to front aspect, laminate flooring, radiator, built in cupboard

**Family Bathroom**
4'2" x 7'11" (1.28m x 2.42m)
modern white suite comprising; low level w.c., wash hand basin in vanity cabinet and panelled bath with mains shower over, tiled floor and walls, chrome heated towel rail, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

**Outside**

**South West Facing Rear Garden**
private rear garden that is not overlooked with patio, lawn and timber shed, gated access to front of house

**Front Garden**
walled front with double gated access to lawn and paved driveway

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

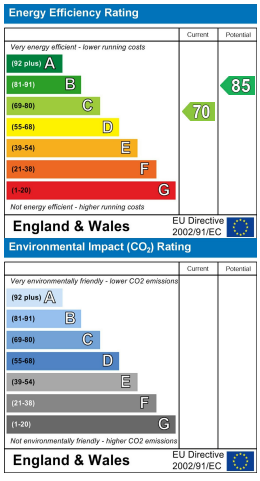
**Agents Note**
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The Property Ombudsman