Grosvenor Waterford
Estate Agents

BRITISH PROPERTY AWARDS
GOLD WINNER
ESTATE AGENT IN LIVERPOOL

Landford Avenue, Fazakerley, Liverpool, L9 6BR
£160,000

Grosvenor Waterford are delighted to offer for sale this three bedroom semi-detached house located on Landford Avenue in Fazakerley, Liverpool. Built in 1935 this property is within easy reach of Aintree University Hospital and the East Lancs Road, which gives easy access to the city centre and the motorway network. The accommodation briefly comprises: entrance hall, living room and dining kitchen with three bedrooms and a family bathroom upstairs. Outside there is a good sized rear garden and a walled front with gated access to a paved driveway with further off road parking in front of the property. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. Perfect for a family - viewing recommended.

Entrance Hall
composite front door, radiator, laminate flooring, understairs storage, stairs to first floor

Living Room
10'9" x 17'0" (3.28m x 5.20m)
uPVC double glazed window to front aspect, feature fireplace, radiator, laminate flooring

Dining Kitchen
fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated eye level double oven and gas hob with extractor over, space for fridge freezer, plumbing for washing machine, tiled floor and splashbacks, radiator, uPVC double glazed window to rear aspect, uPVC door to rear garden

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

Bedroom 1
8'3" x 15'3" (2.54m x 4.65m)
uPVC double glazed window to front aspect, radiator, new fitted wardrobes

Bedroom 2
10'9" x 8'9" (3.28m x 2.67m)
uPVC double glazed window to rear aspect, radiator, laminate flooring, built in cupboard

Bedroom 3
7'3" x 8'10" (2.22m x 2.70m)
uPVC double glazed window to front aspect, radiator

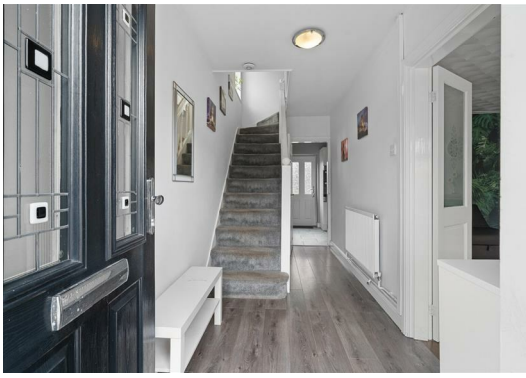
Bathroom
5'11" x 5'4" (1.81m x 1.64m)
modern white suite comprising; panelled bath with mains shower over, wash hand basin in vanity cabinet and low level w.c., tiled floor and walls, uPVC double glazed frosted window to rear aspect

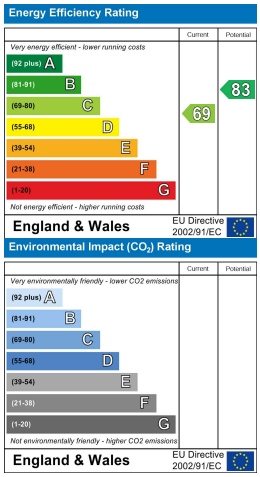
Rear Garden
good sized rear garden with patio and lawn, gated access to front

Front
walled front with gated access to block paved driveway with further off road parking in front of the property

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-registry.





Grosvenor Waterford Estate Agents
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The Property Ombudsman