



Grosvenor Waterford are delighted to offer for sale this extended three bedroom semi detached property, ideally situated for Rice Lane train station and Rice Lane recreational grounds. The accommodation briefly comprises: entrance hall, w.c. (fitted 2022), living room, family room, dining room and kitchen. To the first floor are three bedrooms and a family bathroom (fitted 2022). Outside there is a good sized west facing rear garden with a fully insulated timber garden room/office with power, light and cat5 cabling and a walled front with gated access to lawn and block paved driveway that leads to the attached garage. The property also benefits from uPVC double glazing and gas central heating with a new boiler fitted Sept 25. An early viewing is recommended to fully appreciate this spacious family home.

£220,000



Entrance Hall

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

Downstairs W.C.

white suite comprising; wash hand basin and low level w.c., laminate flooring

Living Room 12'7" x 13'5" (3.85m x 4.09m)

uPVC double glazed bay window to front aspect, electric log burner effect fire in feature surround, radiator, laminate flooring

Family Room 11'6" x 11'5" (3.51m x 3.48m)



gas fire in feature surround, radiator, laminate flooring, open to dining room

Dining Room 5'8" x 11'5" (1.74m x 3.48m)



uPVC double glazed patio doors to rear garden, laminate flooring

Kitchen 15'1" x 7'4" (4.62m x 2.26m)



fitted kitchen with a range of base and wall cabinets with

complementary worktops, range cooker, space for fridge freezer and tumble dryer, plumbing for washing machine and dishwasher, linoleum flooring, tiled walls, uPVC double glazed window to rear aspect, uPVC door to side passageway

First Floor

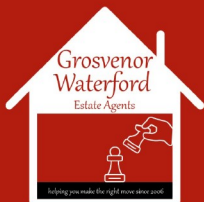
Landing

uPVC double glazed window to side aspect, built in cupboard

Bedroom 1 11'6" x 12'7" (3.52m x 3.85m)



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



- Extended 3 Bedroom Semi Detached
- Gas Central Heating (new boiler fitted Sept 25)
- New downstairs W.C. and upstairs Bathroom (2022)
- EPC Rating TBC
- Garden Room/Office to rear of Garden

- uPVC Double Glazing
- West Facing Rear Garden

Bedroom 2 13'1" x 10'10" (4.01m x 3.31m)



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

Bedroom 3 7'8" x 7'11" (2.34m x 2.42m)



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

Family Bathroom 6'2" x 5'11" (1.88m x 1.81m)



white suite comprising; panelled bath with shower over, wash hand basin in vanity cabinet and low level w.c., tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Outside

West Facing Rear Garden

good sized rear garden with walled patio area looking onto a lawn with mature borders with Garden Room/Office to the rear

Garden Room/Office 9'3" x 15'7" (2.82m x 4.76m)



fully insulated timber structure ideal for use as a garden room, play room, gym or office with laminate flooring, power and light and cat5 cabling

Front Garden

walled front with double gated access to a lawn and block paved driveway that leads to an attached garage

Attached Garage 17'2" x 6'10" (5.25m x 2.10m)

double opening front doors, power and light, door and glazed window to rear aspect

Additional Information

Tenure : Freehold
Council Tax Band : C
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	



