



Greenwich Road, Aintree, Liverpool, L9 0HR

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this well presented two bed terraced property with good sized rear courtyard in a popular location on the Aintree/Walton border. The property briefly comprises; entrance hall, living room, dining room and kitchen, with two double bedrooms and a family bathroom to the first floor. Outside is a rear courtyard with a rear utility attached to the rear of the house with electrics and plumbing for washing machine. The property benefits from gas central heating and uPVC double glazing.. Perfect for a first time buyer or an investor - early viewing recommended.

£105,000



Entrance Hall



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

Living Room 10'10" x 12'10" (3.30m x 3.91m)



uPVC double glazed bay window to front aspect, radiator

Dining Room 10'8" x 12'5" (3.25m x 3.78m)



uPVC double glazed window to rear aspect, radiator, electric fire in feature surround

Kitchen 15'8" (max into cupboard) x 7'0" (4.78m (max into cupboard) x 2.13m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, cooker, space for fridge freezer, part tiled walls, boiler, uPVC double glazed window to side aspect, door to rear courtyard

First Floor

Landing

access to loft space

Bedroom1 13'6" x 11'3" (4.11m x 3.43m)



uPVC double glazed window to front aspect, radiator

Bedroom 2 12'6" x 8'4" (3.81m x 2.54m)



uPVC double glazed window to rear aspect

Family Bathroom 9'10" x 7'0" (3.00m x 2.13m)



spacious bathroom with white suite comprising; panelled bath with mains shower over, wash hand basin and low level w.c., chrome heated towel rail, part tiled walls, uPVC double glazed frosted window to side aspect

Outside

Rear Courtyard



good sized wall courtyard with gated access to rear and access to utility

Rear Utility 6'7" x 7'2" (2.01m x 2.18m)

glazed window to side aspect, plumbing for washing machine, space for tumble dryer

Front

walled front with gated access

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.

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	



