



## **Rycroft Road, Fazakerley, Liverpool, L10 1LJ**

### **By auction £100,000**

#### **CASH BUYERS PREFERABLE**

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000

Grosvenor Waterford are pleased to offer for sale this three bedroom semi detached house situated in a small cul de sac in a popular location near Fazakerley High School and Aintree University Hospital. The well presented accommodation briefly comprises; entrance hall, dining room, lounge and kitchen. To the first floor there are three double bedrooms and a spacious four piece bathroom. Outside there is a good sized rear garden and walled front with paved driveway. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. An ideal family home - early viewing recommended. We believe the property is non standard duo slab construction.





### Entrance Hall

12'5" (max) x 10'5" (3.81m (max) x 3.19m)

uPVC double glazed front doors and windows, radiator, laminate flooring, stairs to first floor

### Dining Room

9'2" x 12'8" (2.81m x 3.87m)

two uPVC double glazed window to front aspect, radiator, laminate flooring, open to lounge

### Lounge

13'9" x 12'8" (+alcove) (4.21m x 3.87m (+alcove))

uPVC double glazed door and windows to rear aspect, electric fire in feature surround, radiator, laminate flooring

### Kitchen

14'5" x 10'5" (max) (4.41m x 3.20m (max))

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

### First Floor

#### Landing

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

#### Bedroom 1

12'5" x 12'8" (into wardrobes) (3.81m x 3.87m (into wardrobes))

two uPVC double glazed windows to front aspect, radiator, fitted wardrobes

#### Bedroom 2

10'7" x 12'8" +(cupboard) (3.25m x 3.87m +(cupboard))

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

#### Bedroom 3

12'5" x 10'5" (max) (3.81m x 3.18m (max))

uPVC double glazed window to front aspect, radiator, built in cupboard

### Family Bathroom

7'4" x 8'11" (2.25m x 2.73m)

spacious bathroom with four piece suite comprising; panelled bath, separate shower cubicle with electric shower, wash hand basin and low level w.c., radiator, part tiled walls, uPVC double glazed frosted windows to side and rear aspects

### Outside

#### Rear Garden

good sized rear garden with patio and lawn

#### Front Garden

walled front with both pedestrian gated and double vehicular gated access to lawn and paved driveway, gated access to rear garden

### Additional Information

Tenure : Freehold

Council Tax Band : A

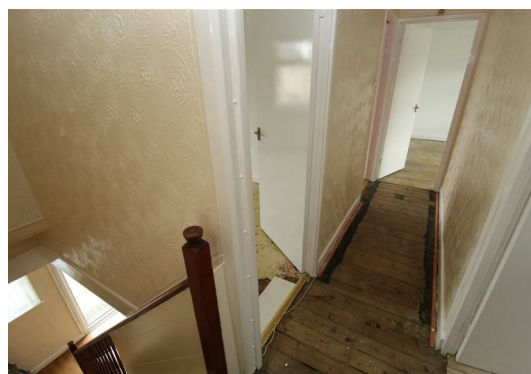
Local Authority : Liverpool

Construction : Non-Standard : Concrete No Fines

### 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](http://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	57	64
(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		
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(81-91) B		
(69-80) C		
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