

Sherwoods Lane, Fazakerley, Liverpool, L10 1LN
£125,000

CASH BUYERS PREFERABLE
Grosvenor Waterford are pleased to offer for sale this three bedroom townhouse house situated in a popular location near Fazakerley High School and Aintree University Hospital. The spacious accommodation briefly comprises; entrance hall, dining room, living room and kitchen. To the first floor there are three double bedrooms and a family 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
uPVC front door, radiator, laminate flooring, stairs to first floor

Living Room
11'11" x 16'11" (3.65m x 5.17m)
two uPVC double glazed windows to front aspect, feature fireplace, radiator, laminate flooring

Dining Kitchen
9'3" x 14'9" (2.82m x 4.52m)
range of base and wall cabinets with complementary worktops, gas cooker, radiator, tiled floor, two uPVC double glazed windows to rear aspect

Rear Hall
uPVC door to rear garden, built in cupboard

Downstairs W.C.
uPVC double glazed window to rear aspect, low level w.c.

First Floor

Landing
uPVC double glazed window to rear aspect, built in cupboards (one housing boiler), access to loft space

Bedroom 1
10'7" x 13'5" (3.25m x 4.09m)
two uPVC double glazed windows to front aspect, radiator

Bedroom 2
9'3" x 9'11" (2.83m x 3.03m)
uPVC double glazed window to rear aspect, radiator

Bedroom 3
10'7" x 6'10" (3.25m x 2.09m)
two uPVC double glazed windows to front aspect, radiator

Family Bathroom
6'0" x 7'3" (1.84m x 2.23m)
white suite comprising; bath with electric shower over, wash hand basin and low level w.c., radiator, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden

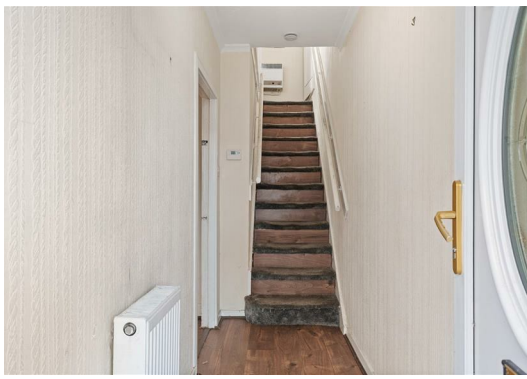
Front Garden

Additional Information
Tenure : Leasehold
Council Tax Band : A
Local Authority : Liverpool

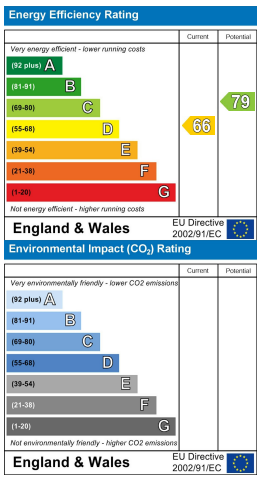
Agents Note
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The Property Ombudsman