



CHELSEA  
LEA L9

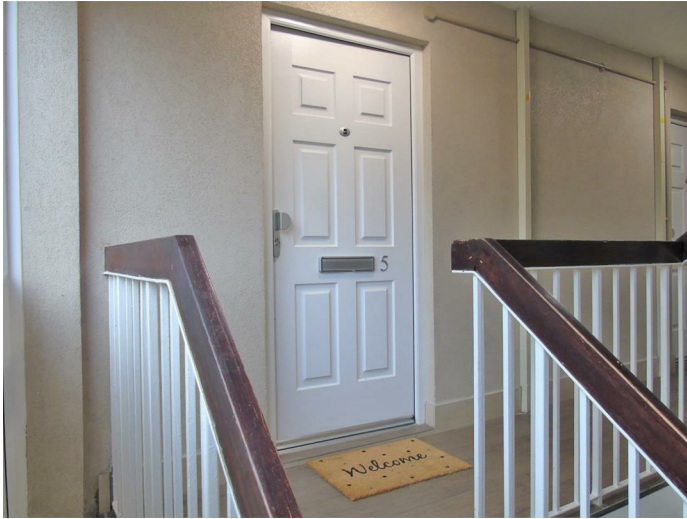
PRIVATE  
ACCESS TO  
REAR GARDEN  
ONLY

Grosvenor Waterford are delighted to offer for Sale this spacious purpose built two bedroom first floor flat situated off Orrell Lane, Orrell Park, near Orrell Park Railway Station and local amenities. The well presented accommodation briefly comprises communal entrance with intercom access, hallway, living room, kitchen with dining area, two double bedrooms and bathroom. The property also benefits from gas central heating and uPVC double glazing.

£79,995



### Communal Entrance



intercom access, stairs to all floors

### Hallway



laminate flooring, large built in cupboard for storage, radiator, intercom access

### Living Room 16'7" x 12'5" (5.08m x 3.79m)

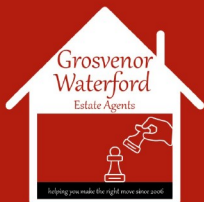


uPVC double glazed window to front aspect, radiator, electric fire in feature surround

### Breakfast Kitchen 18'4" x 9'0" (5.59m x 2.75m )



fitted kitchen with a good range of base and wall cabinets with complementary worktops and separate built in storage cupboards, new integrated oven and gas hob with extractor over, plumbing for washing machine, tiled splashbacks, vinyl flooring, radiator, two uPVC double glazed windows to rear aspect



- Two Bedroom First Floor Apartment
- uPVC Double Glazing

- EPC Rating C
- Gas Central Heating

- Walking Distance to Orrell Park Train Station
- Spacious Accommodation

**Bedroom 1 12'5" x 9'3" (3.79m x 2.83m)**



uPVC double glazed window to front aspect, radiator

**Bedroom 2 12'5" x 9'3" (3.79m x 2.83m)**



uPVC double glazed window to front aspect, radiator

**Bathroom 7'6" x 6'1" (2.29m x 1.86m)**



modern white suite comprising; panelled bath with mains shower over, wash hand basin, low level w.c., chrome heated towel rail, tiled walls, vinyl flooring, two uPVC double glazed windows to rear aspect

**Outside**

**Communal Areas**



intercom access, tiled floors, locked storage cupboard, rear paved area with side gardens, private parking to side

**Additional Information**

Tenure : Leasehold

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](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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		80	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
		83	87



