



Grosvenor Waterford are delighted to offer for sale this beautiful three bedroom semi detached house situated just off Walton Hall Avenue. The spacious accommodation briefly comprises; entrance hall, living room and dining kitchen. To the first floor there are three bedrooms and a modern shower room. Outside there is a paved rear garden and walled, paved front garden. The property also benefits from uPVC double glazing and gas central heating. A modern family home - perfect for a first time buyer.

Offers over £175,000



Entrance Hall



front door, radiator, tiled floor, stairs to first floor

Living Room 14'11" x 12'6" (4.57m x 3.82m)



uPVC double glazed window to front aspect, wall mounted electric fire, radiator, tiled floor

Dining Kitchen 6'9" x 18'8" (2.06m x 5.70m)



modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for under counter fridge, freezer and washing machine, tiled floor and part tiled walls, radiator, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

First Floor

Landing

uPVC double glazed window to side aspect

Bedroom 1 13'1" x 10'4" (4.00m x 3.15m)



uPVC double glazed window to front aspect, radiator, fitted wardrobes

- 3 Bedroom Semi Detached
- uPVC Double Glazing
- Popular Location

- EPC Rating C
- Gas Central Heating

- Quality Finish Throughout
- Rear Garden

Bedroom 2 8'7" x 9'10" (2.64m x 3.02m)



uPVC double glazed window to rear aspect, radiator, fitted wardrobes

Bedroom 3 9'9" x 8'1" (2.98m x 2.47m)



uPVC double glazed window to front aspect, radiator

Shower Room 4'4" x 8'5" (1.34m x 2.57m)



modern shower room with white suite comprising; shower cubicle with main shower, wash hand basin and low level w.c. in vanity cabinets, heated towel rail, tiled floor and walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden



paved rear garden with gated access to front

Front Garden

walled front with gated access to paved area

Additional Information

Tenure : Freehold
Council Tax Band : Liverpool
Local Authority : A

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		86
(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		



