



Grosvenor Waterford are pleased to offer for sale this three bedroom semi detached property enjoying a corner plot in between Church Road and Moss Lane, Litherland. The accommodation briefly comprises; entrance porch, hall, living room, dining room and kitchen. To the first floor there are three good bedrooms, shower room and separate w.c.. Outside there are front and rear gardens with off road parking and outbuildings. The property benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A great family home - viewing recommended.

£145,000



Entrance Porch

uPVC entrance door and double glazed windows, tiled floor

Hall

uPVC front door, radiator, stairs to first floor, uPVC double glazed window to side aspect

Living Room 13'3" x 10'7" (4.05m x 3.23m)



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

Dining Room 11'5" x 8'5" (3.49m x 2.57m)



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

Kitchen 11'5" x 8'6" (3.48m x 2.60m)



fitted kitchen with a range of base and wall cabinets with

complementary worktops, cooker, plumbing for washing machine, space for fridge freezer, part tiled walls, Vaillant boiler, uPVC double glazed window to side aspect, uPVC door to rear garden

First Floor

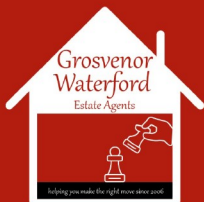
Landing

uPVC double glazed window to side aspect, built in cupboards, access to loft space

Bedroom 1 13'3" x 10'7" (4.05m x 3.23m)



uPVC double glazed window to front aspect, radiator



- 3 Bedroom Semi Detached
- No Chain
- Off Road Parking

- EPC Rating C
- uPVC Double Glazing
- Rear Garden

- Corner Plot
- Gas Central Heating

Bedroom 2 11'5" x 9'4" (3.49m x 2.85m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 10'0" x 6'4" (3.05m x 1.94m)



uPVC double glazed window to front aspect

Shower Room 5'9" x 5'0" (1.76m x 1.53m)



white suite comprising; shower cubicle with mains shower and wash hand basin, radiator, part tiled walls, uPVC double glazed window to rear aspect

Separate W.C.

low level w.c., part tiled walls, uPVC double glazed window to rear aspect

Outside

Rear Garden



god sized rear garden laid mainly to lawn with brick outbuidings, gated access to front

Front Garden

walled front garden with separate pedestrian and vehicle gated access with paved driveway for off road parking

Additional Information

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

Agents Note

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