



Grosvenor Waterford are pleased to offer for sale this well presented three bedroom end townhouse situated on this popular residential estate and convenient for local amenities and transport links. The spacious accommodation briefly comprises; entrance porch, hallway, lounge/dining room and kitchen. To the first floor there are three bedrooms, shower room and w.c.. Outside there is a paved rear garden and front with off road parking leading to the integral garage. The property also benefits from uPVC double glazing and gas central heating with a new boiler installed in 2019. Perfect for a first time buyer or investor - early viewing recommended.

£150,000



Porch

uPVC front door and windows

Hall 12'0" x 8'2" (3.66m x 2.50m)



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

Living Room 16'2" (max) x 16'9" (max) (4.94m (max) x 5.13m (max))



'L' shaped room with double glazed patio doors to rear aspect, electric fire in feature surround, radiator

Kitchen 10'5" x 7'5" (3.19m x 2.28m)

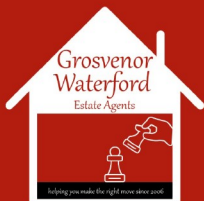


fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated double oven and gas hob with extractor over, plumbing for washing machine, integrated fridge freezer, tiled floor and walls, double glazed window to rear aspect, door to rear garden

First Floor

Landing

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



- 3 Bedroom End Townhouse
- End Plot
- Integral Garage and Off Road Parking

- EPC Rating D
- uPVC Double Glazing
- Popular Location

- No Chain
- Gas Central Heating

Bedroom 1 14'6" x 9'11" (4.42m x 3.03m)



uPVC double glazed windows to front aspect, radiator

Bedroom 2 12'0" x 9'11" (3.68m x 3.03m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 8'9" x 7'1" (2.69m x 2.17m)



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

Bathroom 7'2" x 5'5" (2.20m x 1.66m)



modern white suite with panelled bath with electric shower and wash hand basin, radiator, tiled walls, uPVC double glazed frosted window to rear aspect

Separate W.C.

uPVC double glazed window to side aspect, low level w.c.

Outside

Integral Garage 17'1" x 8'3" (5.22m x 2.53m)

up and over door, power and light

Rear Garden



private rear garden laid mainly to lawn

Front

double gated access to block paved driveway, gated access to rear garden

Additional Information

Tenure : Leasehold
Council Tax Band : A
Local Authority : Knowsley

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		
(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		



