



Grosvenor Waterford are pleased to offer for sale this three bedroom townhouse, situated on the popular Field Lane estate, Fazakerley. The 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 are front and rear gardens. The property also benefits from uPVC double glazing and gas central heating. An ideal property for an investor or first time buyer - viewing recommended.

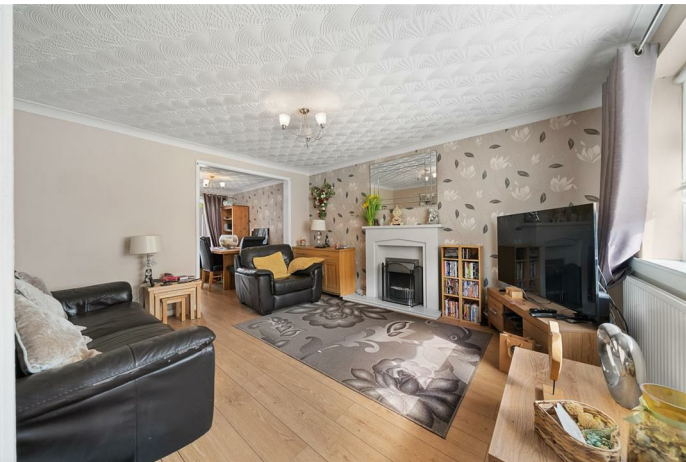
£129,950



### Entrance Hall

uPVC door, radiator, laminate flooring, stairs to first floor

### Living Room 11'2" x 12'3" (3.41m x 3.74m)



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

### Dining Room 10'11" x 6'6" (3.34m x 1.99m)



uPVC double glazed patio doors to rear garden, radiator, laminate flooring

### Kitchen 10'11" x 7'7" (3.33m x 2.32m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob, tiled floor and splashbacks, uPVC double glazed window to rear aspect

### First Floor

### Landing

access to loft space

**Bedroom 1 14'11" x 8'0" (4.55m x 2.45m)**



uPVC double glazed window to front aspect, radiator

**Bedroom 2 8'0" x 8'6" (2.44m x 2.60m)**



uPVC double glazed window to rear aspect, radiator, built in cupboard

**Bedroom 3 10'0" x 7'3" (3.06m x 2.21m)**

uPVC double glazed window to front aspect, radiator

**Shower Room 5'7" x 6'1" (1.72m x 1.87m)**



modern shower room with white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., radiator, tiled walls, uPVC double glazed frosted window to rear aspect

**Outside**

**Front Garden**

walled front with gated access

**Rear Garden**



private rear garden with patio and lawn, gated access to rear

**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](http://www.gov.uk/government/organisations/land-registry).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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