



Grosvenor Waterford are delighted to offer for sale this spacious three bedroom end terraced property situated in the popular area of Walton, just off Queens Drive and within walking distance to Alsop High School. This is a good sized family home with accommodation comprising; entrance hall, living room, dining room and breakfast kitchen. To the first floor landing there are three bedrooms and a family bathroom. To the exterior of the property there is a walled rear yard. The property benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. Viewing recommended.

£120,000



Entrance Hall

Living Room 18'3" x 11'10" (5.58m x 3.61m)



uPVC double glazed bay window to front aspect, gas fire, radiator, laminate flooring, double doors to dining room

Dining Room 7'11" x 15'4" (2.43m x 4.68m)



uPVC double glazed window to rear aspect, radiator, laminate flooring, understairs cupboard

Kitchen 10'5" x 9'11" (3.19m x 3.03m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, cooker point, plumbing for washing machine, space for fridge freezer, tiled splashbacks, radiator, uPVC double glazed window to side aspect, uPVC door to rear courtyard

First Floor

Landing

access to loft space

- 3 Bedroom End Terrace
- uPVC Double Glazing
- Ideal Location, close to Alsop High School

- EPC Rating D
- Gas Central Heating

- No Chain
- Two Reception Rooms

Bedroom 1 14'9" x 8'9" (4.51m x 2.68m)



uPVC double glazed window to front aspect, radiator

Bedroom 2 9'4" x 11'10" (2.86m x 3.61m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 10'4" x 6'2" (3.16m x 1.90m)



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

Family Bathroom 5'3" x 9'11" (1.62m x 3.04m)



white suite comprising; panelled bath, wash hand basin and low level w.c., radiator, part tiled walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Yard



walled yard with gated access to side aspect

Additional Information

Tenure : Freehold

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.

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		



