



Grosvenor Waterford
ESTATE AGENTS LIMITED

Drayton Road, Walton, Liverpool, L4 6TS



Grosvenor Waterford are delighted to offer for sale this spacious three bedroom terraced property situated in the popular area of Walton, just off Queens Drive and within walking distance to Alsop High School. The property is being sold with a tenant in situ currently paying £700pcm, so would appeal to investors only and is a large family home comprising; entrance hall, lounge, dining room, breakfast kitchen, utility and downstairs w.c.. To the first floor landing there are three bedrooms and a four piece bathroom with a staircase from the third bedroom leading to a large loft room. To the exterior of the property there is a walled rear yard. The property benefits from uPVC double glazing and gas central heating.

£145,000



Entrance Hall 9'10" x 11'7" (3.01m x 3.55m)



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

Lounge 9'10" x 9'6" (3.01m x 2.92m)

uPVC double glazed window to front aspect, electric fire, radiator

Dining Room 9'3" x 10'5" (2.83m x 3.20m)



uPVC double glazed patio doors to rear courtyard, radiator, open to kitchen

Breakfast Kitchen 10'2" x 16'9" (3.10m x 5.12m)



spacious kitchen with a range of base and wall cabinets with

complementary worktops, gas cooker, space for american style fridge freezer, radiator, uPVC double glazed window to side aspect

Utility

boiler, plumbing for washing machine, uPVC double glazed window to side aspect

Downstairs W.C.

low level w.c. and wash hand basin, radiator

First Floor

Landing

Bedroom 1 9'4" x 12'2" (2.86m x 3.73m)



uPVC double glazed window to rear aspect, radiator

Bedroom 2 8'4" x 9'10" (+alcoves) (2.55m x 3.01m (+alcoves))



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

Bedroom 3 6'11" x 11'8" (2.12m x 3.56m)



uPVC double glazed window to front aspect, radiator, stairs to loft room

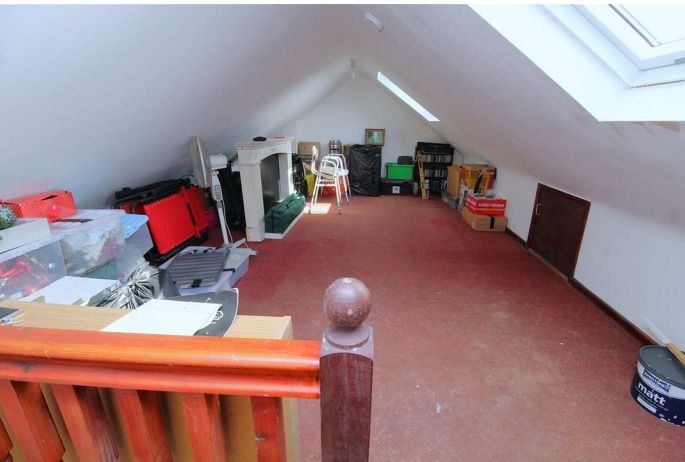
Family Bathroom 9'3" x 8'1" (2.84m x 2.48m)



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

Second Floor

Loft Room 13'0" x 21'2" (3.97m x 6.46m)



two skylights, under eaves storage

Outside

Rear Courtyard

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.

