



ALASTAIRSAVILLE
ESTATE AGENTS

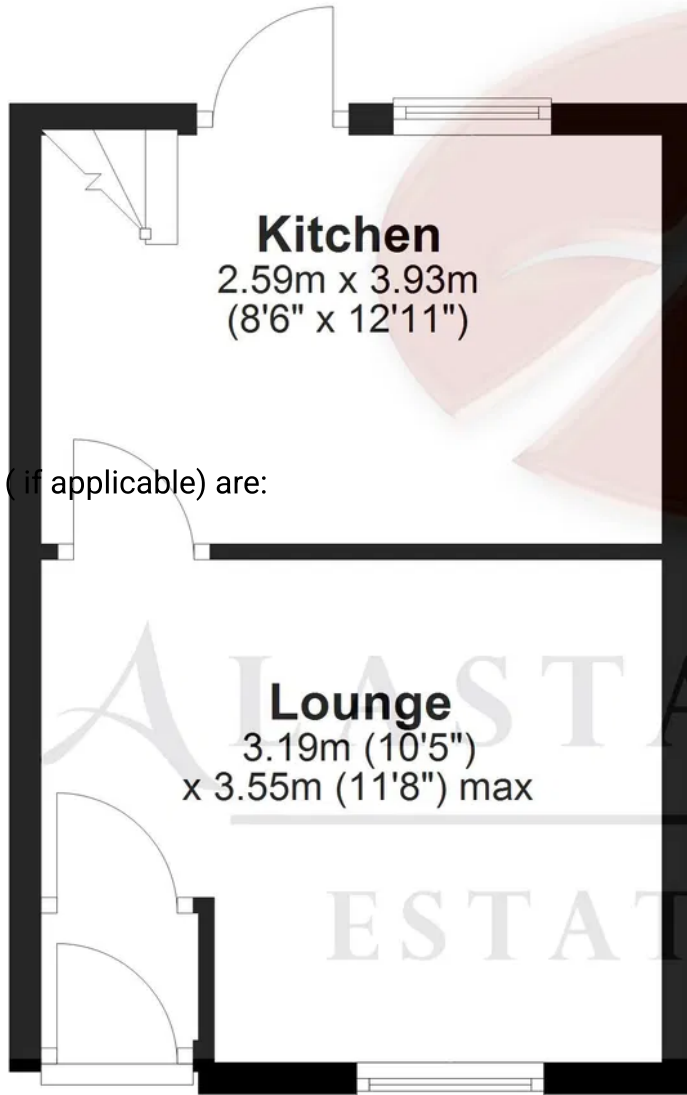


Weightman Grove, Walton
Walton

Offers Over
£90,000

Ground Floor

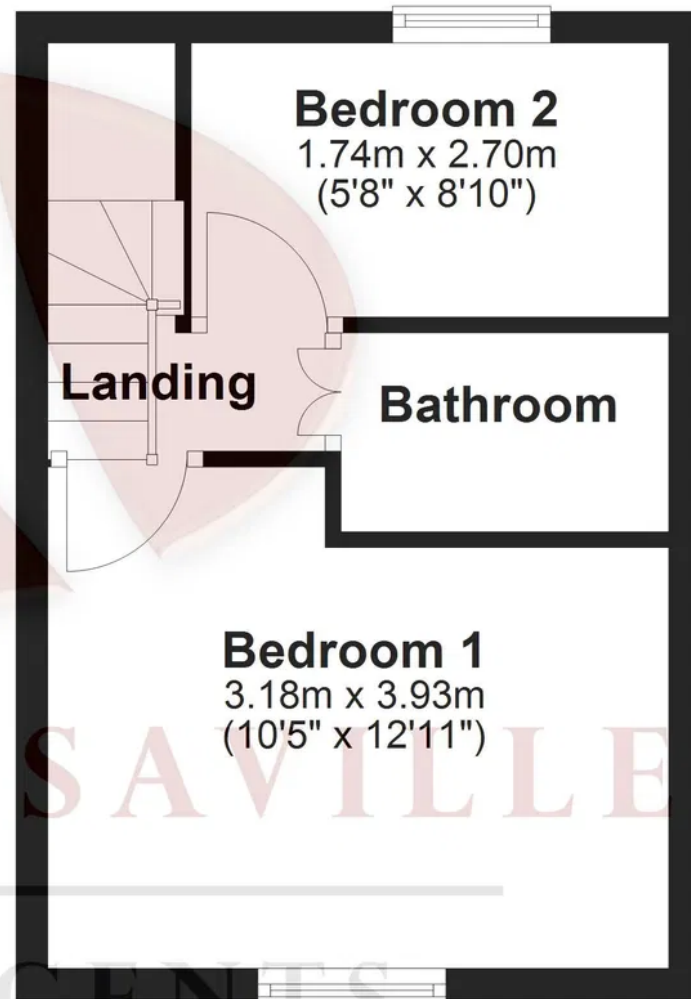
Approx. 22.9 sq. metres (246.7 sq. feet)



Services Charges (if applicable) are:

First Floor

Approx. 23.0 sq. metres (247.8 sq. feet)



Total area: approx. 45.9 sq. metres (494.5 sq. feet)

ESTATE AGENTS

AVASTAIRSAVILLE

TUCKED AWAY LOCATION, MID TERRACE TWO BEDROOM HOUSE, BEAUTIFULLY PRESENTED THROUGHOUT, MODERN KITCHEN AND BATHROOM, NEW CARPETS THROUGHOUT, IDEAL INVESTMENT/ FIRST TIME BUY, NO ONWARD CHAIN. VIEWING ESSENTIAL.

Entrance Porch 1m x 0.81m (3'3" x 2'7")

Upvc door into entrance porch with feature panelling, obscure glass into lounge and electric meter. Internal door leading into the

Lounge 3.55m x 3.19m (11'7" x 10'5")

Upvc double glazed window to front. Attractive feature panelling throughout. Gas fire with mantle. Cupboard housing gas meter. Radiator.

Kitchen 3.93m x 2.59m (12'10" x 8'5")

Upvc double glazed window onto rear. Range of wall and base units with worktops. Stainless steel sink with drainer and mixer tap. Plumbing and space for washing machine. Space for gas/electric cooker. Open alcove under the stairs for small table or storage. Contemporary splash back tiles over work top areas and tiled floor. Upvc to rear. Radiator. Stairs to first floor.

L Shaped Landing 2.63m x 0.73m (8'7" x 2'4") 0.9m x 0.76m (2'11" x 2'5")

Two loft access. Doors off to various rooms.

Front Bedroom One 3.93m x 3.18m (12'10" x 10'5")

Upvc double glazed window to front. Radiator.

Rear Bedroom Two 2.7m x 1.74m (8'10" x 5'8")

Upvc double glazed window to rear. Radiator.

Bathroom 2.07m x 1.74m (6'9" x 5'8")

Suite comprising new bath with new mixer tap over with electric shower over, pedestal wash hand basin and WC. Heated towel rail. Laminate flooring. Extractor fan.

Rear

To the rear of the property is an enclosed courtyard style garden which is low maintenance with raised borders. There is gated access that leads to the access lane at the rear.

Agents Note

Freehold.

Council Tax Band- A, Liverpool City Council.







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Alastair Saville Estate Agents

25 Central Square Maghull Liverpool L31 0AE

0151 520 0001

sales@alastairsaville.com

<https://www.alastairsaville.com/>