



## Edgemoor Drive, Fazakerley, Liverpool, L10 1LP £190,000

Grosvenor Waterford are delighted to offer for sale this fabulous extended three bedroom townhouse situated in a sought after location, just off Longmoor Lane. The modern accommodation briefly comprises; entrance hall, living room, extended dining room and extended kitchen. To the first floor there are three bedrooms and a shower room. Outside there is a good sized private rear garden and front garden with off road parking. The property also benefits from uPVC double glazing and gas central heating. Situated close to local amenities and just a short walk to Aintree University Hospital this beautiful family home would make an ideal first time purchase. Early viewing recommended.



### Entrance Hall

composite front door, vertical radiator, tiled flooring, stairs to first floor

### Living Room

19'1" x 11'5" (5.82m x 3.49m)

uPVC double glazed bay window to front aspect, vertical radiator, feature fireplace, tiled flooring, open to dining room

### Extended Kitchen

16'2" x 7'4" (4.93m x 2.25m)

fabulous white high gloss fitted kitchen with a range of base and wall cabinets with complementary quartz worktops, integrated eye level double oven and gas hob with extractor over, space for fridge freezer, integrated washing machine, radiator, tiled floor and splashbacks, inset ceiling spotlights, skylight, uPVC double glazed window to rear aspect, open to dining room

### Dining Room

9'1" x 9'3" (2.79m x 2.83m)

uPVC double glazed french doors to rear garden, vertical radiator, tiled flooring, inset ceiling spotlights, skylight

### First Floor

#### Landing

#### Bedroom 1

11'3" x 11'7" (3.43m x 3.54m)

uPVC double glazed bay window to front aspect, radiator, inset ceiling spotlights

#### Bedroom 2

7'5" x 11'7" (2.28m x 3.54m)

uPVC double glazed window to rear aspect, radiator, fitted wardrobes, air conditioning

#### Bedroom 3

7'3" x 7'2" (2.22m x 2.20m)

uPVC double glazed window to front aspect, radiator

### Shower Room

4'4" x 7'2" (1.33m x 2.20m)

modern suite comprising; shower cubicle with mains shower over, wash hand basin on vanity cabinet and low level w.c., heated towel rail, tiled floor and walls, uPVC double glazed frosted window to rear aspect

### Outside

#### Rear Garden

private rear garden with patio, lawn and established borders

#### Front Garden

walled front with open access to paved driveway, electric vehicle charging point, gated access to rear garden

### Additional Information

Tenure : Freehold

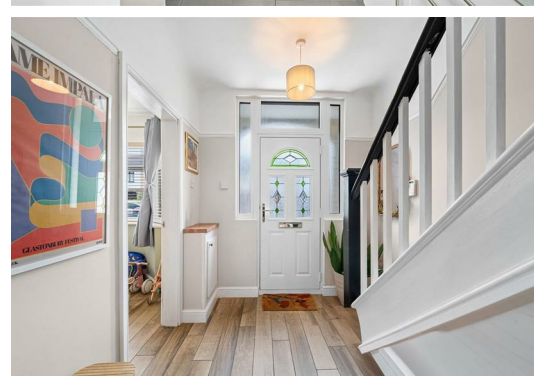
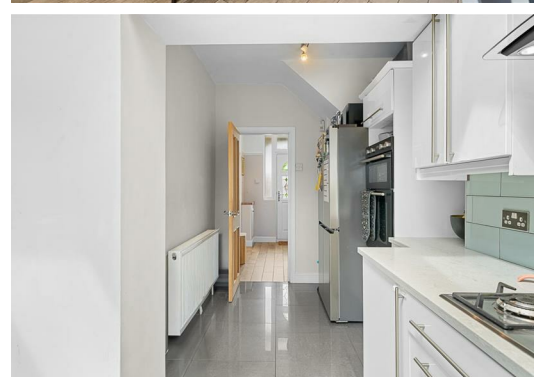
Council Tax Band : A

Local Authority : Knowsley

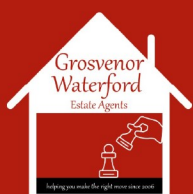
### Agents Note

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) 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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