



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 porch, living room and dining kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is a walled front and paved rear that extends around to a wooden garage that opens on to Sylvia Close. The property also benefits from gas central heating and uPVC double glazing and is offered with no on going chain. An ideal property for an investor or first time buyer - viewing recommended.

£125,000



Entrance Porch

uPVC front door and double glazed windows

Living Room 15'7" x 14'4" (4.77m x 4.38m)



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

Dining Kitchen 8'2" x 14'4" (2.49m x 4.38m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator, boiler, tiled floor and splashbacks, understairs cupboard, two uPVC double glazed window to rear aspect, uPVC door to rear garden

First Floor

Landing

radiator, access to loft space

Bedroom 1 13'9" x 7'8" (4.20m x 2.36m)



uPVC double glazed window to front aspect, radiator

Bedroom 2 10'0" x 7'8" (3.06m x 2.36m)



uPVC double glazed window to rear aspect, radiator

- 3 Bedroom Terrace
- uPVC Double Glazing

- EPC Rating TBC
- Gas Central Heating

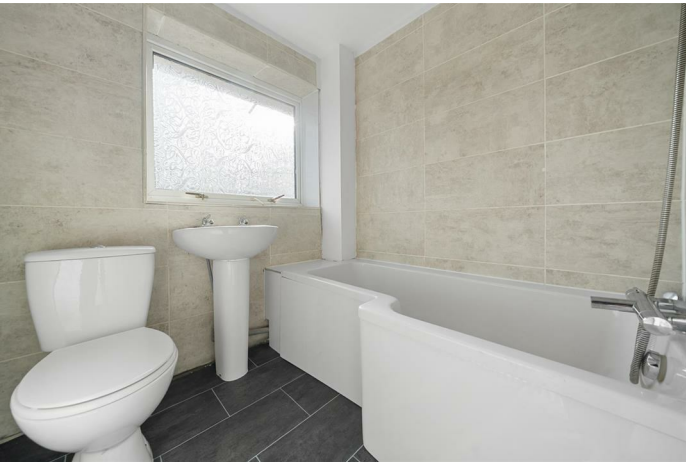
- No Chain
- Rear Garden

Bedroom 3 9'2" x 6'3" (2.81m x 1.92m)



uPVC double glazed window to front aspect, radiator

Family Bathroom 6'0" x 6'3" (1.83m x 1.92m)



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

Outside



Rear Garden



paved rear with the Canal behind with garden that leads to a wooden garage that opens on to Sylvia Close

Front Garden

walled front with pedestrian gated access

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.

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		



