



Grosvenor Waterford are delighted to present this charming three bedroom semi-detached house located on Adlam Road, close to Fazakerley train station and Aintree University Hospital. The accommodation briefly comprises; entrance hall, living room, kitchen, pantry cupboard and downstairs w.c.. To the first floor are three bedrooms and a family bathroom. Outside there is a south facing rear garden and a walled and gated front with off road parking. Offered with no ongoing chain this is an ideal choice for small families, couples, or individuals seeking extra space. We invite you to explore the potential of this lovely home.

£155,000



### Entrance Hall



uPVC front door, uPVC double glazed window to side aspect, tiled flooring, radiator, understairs cupboard, stairs to first floor

### Living Room 10'8" x 18'10" (3.26m x 5.75m)



uPVC double glazed windows to front and rear aspects, gas fire in feature surround, two radiators

### Kitchen 8'7" x 12'6" (2.62m x 3.83m)



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

### Pantry Store

ample storage and housing Worcester boiler

### Rear Hall

giving access to the w.c. and rear garden

### WC 0.98 m x 1.42 m

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

### Landing 1.87 m x 1.91 m

uPVC double glazed window to front aspect, built in airing cupboard with radiator, access to loft space

### Bedroom 1 10'11" x 12'3" (3.33m x 3.74m)

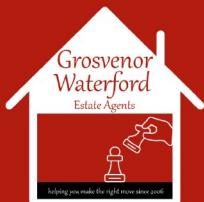


uPVC double glazed window to rear aspect, radiator

### Bedroom 2 11'10" x 12'3" (3.62m x 3.74m)



uPVC double glazed window to rear aspect, radiator



- 3 Bed Semi Detached
- Popular Location
- South Facing Rear Garden

- EPC Rating C
- uPVC Double Glazing
- Off Road Parking

- No Chain
- Gas Central Heating

**Bedroom 3 8'8" x 6'11" (2.66m x 2.11m )**



currently used as an office, also with fitted sliding wardrobes  
uPVC double glazed window to front aspect, radiator

**Family Bathroom 7'7" x 6'3" (2.33m x 1.91m )**



traditional white suite including a bath with electric shower, low level  
w.c. and wash hand basin, radiator, part tiled walls, uPVC double glazed  
window to front aspect

**Rear Garden**



south facing rear garden laid mainly to lawn with gated access to front

**Front Exterior**

walled front with lawned garden and a gated driveway providing off-  
street parking

**Additional Information**

Tenure : Freehold  
Council Tax Band : B  
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  
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