



Grosvenor Waterford are delighted to offer for sale this spacious four bedroom detached property located on Papillon Drive in Fazakerley, Liverpool. The accommodation briefly comprises; entrance hall, downstairs w.c., dining room, living room and kitchen. To the first floor are four bedrooms, the master having ensuite, and a family bathroom. The property benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. It is situated ideally situated within walking distance of Aintree University Hospital and Fazakerley train station and presents a wonderful opportunity for buyers looking for a family residence in a friendly neighbourhood. We invite you to consider this property as your next home.

Offers in excess of £315,000



Entrance Hall

front entrance door, uPVC double glazed window, radiator, laminate flooring, understairs cupboard, stairs to first floor

Dining Room 9'4" x 9'1" (2.85m x 2.78m)



uPVC double glazed window to front aspect, radiator, laminate flooring

Living Room 13'11" x 11'3" (4.26m x 3.44m)



uPVC double glazed french doors to rear garden, radiator, laminate flooring

Kitchen 13'3" x 12'3" (4.04m x 3.74m)



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, tiled splashbacks, uPVC double glazed window to rear aspect, door to rear garden

Downstairs W.C.

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

First Floor

Landing

access to loft space, radiator, built in cupboard

Master Bedroom 12'8" x 12'4" (3.88m x 3.76m)



two uPVC double glazed windows to front aspect, radiator, laminate flooring

Ensuite

white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., radiator, part tiled walls, uPVC double glazed window to side aspect

- 4 Bedroom Detached Property
- No Chain
- 2 Bathrooms & Downstairs W.C.

- EPC Rating C
- uPVC Double Glazing
- Popular Location

- Cul de Sac Location
- Gas Central Heating
- Integral Garage

Bedroom 2 9'4" x 10'5" (2.85m x 3.19m)



uPVC double glazed window to rear aspect, radiator, laminate flooring

Bedroom 3 13'0" x 7'9" (3.98m x 2.38m)



uPVC double glazed window to front aspect, radiator, laminate flooring, built in wardrobe

Bedroom 4 9'6" x 7'10" (2.92m x 2.39m)



uPVC double glazed window to rear aspect, radiator, laminate flooring

Family Bathroom 6'11" x 6'0" (2.12m x 1.84m)



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

Outside

Rear Garden

rear garden with patio and lawn

Front Garden

open plan front with lawn and tarmac driveway, gated access to rear

Integral Garage 12'2" x 7'8" (3.71m x 2.34m)

up and over door, power and light

Additional Information

Tenure : Leasehold

Council Tax Band : D

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.

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		



