



**Barlows Lane, Fazakerley, Liverpool, L9 9HZ**

Grosvenor Waterford are delighted to offer for sale this stunning extended four bedroom detached property, situated in a cul de sac with views from the rear over Aintree Racecourse and within walking distance of Aintree Hospital and Fazakerley train station. The property benefits from an extension and a loft conversion and provides substantial accommodation comprising; entrance hall, downstairs w.c., kitchen, utility room, living room and dining room. To the first floor are three bedrooms and a family bathroom with further stairs leading to the second floor and the master bedroom with ensuite. Outside there is a good sized rear garden and open plan block paved front providing ample off road parking. The property also benefits from uPVC double glazing and gas central heating. An absolutely fabulous family home - early viewing most definitely recommended.

## Offers over £340,000



### Entrance Hall

uPVC front door, radiator, laminate flooring, stairs to first floor

### Kitchen 17'8" x 7'6" (5.40m x 2.29m)

fitted kitchen with a range of base and wall cabinets with complementary granite worktops, integrated eye level double oven and gas hob with extractor over, integrated dishwasher, space for american style fridge freezer, uPVC double glazed window to front aspect

### Living Room 13'2" (max) x 18'7" (4.03m (max) x 5.67m)



uPVC double glazed french doors to rear garden with plantation shutters, radiator, high gloss laminate flooring, open to dining room

### Dining Room 9'7" x 10'8" (2.93m x 3.27m)



uPVC double glazed french doors to rear garden and uPVC double glazed window to rear aspect, both with plantation shutters, radiator, high gloss laminate flooring

### Utility Room 9'7" x 6'7" (2.94m x 2.03m)

fitted base cabinets with complementary worktop, plumbing for washing machine and space for tumble dryer, radiator, tiled floor, uPVC double glazed window to front aspect

### Downstairs W.C.

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

### First Floor

#### Landing

uPVC double glazed window to side aspect, built in cupboard

### Bedroom 2 10'7" x 10'3" (3.23m x 3.13m)

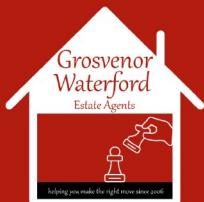


uPVC double glazed window to rear aspect, radiator, laminate flooring, built in cupboard

### Bedroom 3 12'1" x 9'5" (3.70m x 2.88m)



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



- Extended 4 Bedroom Detached
- Cul de Sac location
- Two Bathrooms & Downstairs W.C.

- EPC Rating C
- uPVC Double Glazing
- Popular Location walking distance to Aintree Hospital & Fazakerley train station

- 2nd Floor Balcony with stunning views over Aintree Racecourse
- Gas Central Heating

**Bedroom 4 10'7" x 8'0" (3.23m x 2.44m)**



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

**Master Bedroom 14'8" x 18'7" (4.49m x 5.67m)**



uPVC double glazed french doors opening onto balcony with stunning views over the racecourse, radiator, wood floor, radiator, built in wardrobes, under eaves storage

**Family Bathroom 7'0" x 8'9" (2.14m x 2.68m)**



spacious bathroom with four piece white suite comprising; bath, wash hand basin, low level w.c. and separate shower cubicle, chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to front aspect

**Ensuite 8'0" x 6'6" (2.44m x 1.99m)**

white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

**Outside**



**Rear Garden**

good sized rear garden with patio, timber deck and lawn, shed

**Front Garden**

open plan front with block paved driveway and panted borders, gated access to rear garden

**Additional Information**

Tenure : Freehold  
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](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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Hotpoint

STANDARD COTTON high heat	SYNTHETICS high heat	APRILS low heat
1.270	1.100	1.100
1.400	1.200	1.200
1.530	1.300	1.300
1.660	1.400	1.400

Hotpoint MADE IN BRITAIN



Wooden cabinet with a white sink and a black countertop. The cabinet has a large door on the right side and a smaller door on the left. A pink storage bin is visible under the sink. A dark mat is placed in front of the cabinet.

