Grosvenor Waterford
Estate Agents

BRITISH PROPERTY AWARDS
GOLD WINNER
ESTATE AGENT IN LIVERPOOL

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 fist 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 bae 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

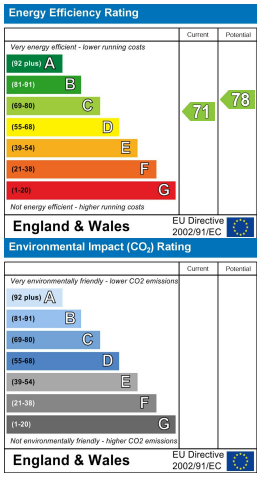
Outside

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.



Grosvenor Waterford Estate Agents
helping you make the right moor since 2006

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The Property Ombudsman