



## Dereham Crescent, Fazakerley, Liverpool, L10 7LA

### £145,000

Grosvenor Waterford are delighted to present this beautiful two bedroom end terrace house located on Dereham Crescent, close to Aintree University Hospital and Fazakerley High School. This property enjoys a larger plot with an oversized driveway and generous garden. The accommodation itself comprises: entrance porch, hall, living room, dining kitchen and rear lean to, with two double bedrooms and bathroom upstairs. The property benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. An ideal property for a first time buyer, just a few minutes walk from Fazakerley train station and close to the motorway network - viewing recommended.



**Entrance Porch**

4'11" x 4'5" (1.51m x 1.35m)

uPVC front door with uPVC double glazed windows to front and side aspects

**Hall**

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

**Living Room**

15'11" x 13'3" (4.86m x 4.06m)

uPVC double glazed bay window to front aspect, wall mounted electric fire, radiator, laminate flooring, understairs cupboard

**Dining Kitchen**

7'2" x 16'5" (2.20m x 5.02m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator, tiled floor and splashbacks, inset ceiling spotlights, Vaillant boiler, uPVC double glazed window to rear aspect, uPVC glazed door to Lean To

**Lean To**

6'2" x 4'7" (1.88m x 1.40m)

uPVC double glazed window, built in cupboard, door to rear garden

**First Floor**

**Landing**

uPVC double glazed window to side aspect, access to loft space

**Bedroom 1**

9'1" x 13'4" (2.78m x 4.07m )

uPVC double glazed window to front aspect, radiator, fitted wardrobes

**Bedroom 2**

11'8" x 8'11" (3.56m x 2.73m)

uPVC double glazed window to rear aspect, radiator

**Bathroom**

8'7" x 7'2" (2.62m x 2.19m)

spacious bathroom with white suite comprising; panelled bath with mains shower over, wash hand basin and low level w.c., radiator, tiled floor and part tiled walls, uPVC double glazed frosted window to rear aspect

**Outside**

**Rear Garden**

good sized rear garden with patio, lawn and planted borders, large shed

**Front Driveway**

walled front with open access to tarmac driveway, gated access to rear garden

**Additional Information**

Tenure : Leasehold

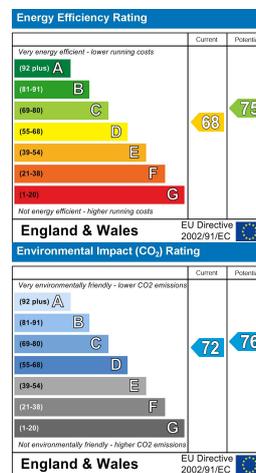
Council Tax Band : A

Local Authority : Liverpool

**Agents Note**

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