



**GOLD WINNER**

ESTATE AGENT  
IN LIVERPOOL



## **Greenbank Drive, Faxakerley, Liverpool, L10 4UE** **£170,000**

Grosvenor Waterford are delighted to offer for sale this three bedroom townhouse situated on this popular, private residential estate. The well presented accommodation briefly comprises; entrance porch, hall, lounge, dining kitchen and conservatory. To the first floor there are three bedrooms and a family bathroom. Outside there is a south west facing rear garden and open plan front with off road parking. The property also benefits from uPVC double glazing and gas central heating and is offered with the added advantage of no ongoing chain. Must be viewed. Particularly ideal for an investor or first time buyer.



## Entrance Porch

uPVC double glazed porch with full height glazed front door, tiled flooring

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



## Living Room

12'10" x 11'10" (3.92m x 3.61m)

uPVC double glazed window to front aspect, radiator, laminate flooring, inset ceiling spotlights

## Dining Kitchen

8'2" x 15'1" (2.49m x 4.62m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, space for american style fridge freezer, plumbing for washing machine, radiator, laminate flooring, tiled splashbacks, inset ceiling spotlights, understairs cupboard, uPVC double glazed window to rear aspect, uPVC door to conservatory



## Conservatory

11'2" x 12'7" (3.41m x 3.86m)

uPVC double glazed conservatory with french doors to rear garden

## First Floor

### Landing

access to loft space



### Bedroom 1

11'5" x 8'7" (3.50m x 2.64m)

uPVC double glazed window to front aspect, radiator, fitted bedroom furniture

### Bedroom 2

9'10" x 7'11" (3.00m x 2.43m)

uPVC double glazed window to rear aspect, radiator, fitted bedroom furniture

### Bedroom 3

6'10" x 6'11" (2.10m x 2.12m)

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



## Family Bathroom

white suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., radiator, tiled floor and walls, built in cupboard, uPVC double glazed frosted window to front aspect

## Outside

### South West Facing Rear Garden

good sized rear garden with timber deck, ornamental borders around a flagged area and shed, gated access towards rear

### Front Garden

open plan front with lawn and tarmac driveway

## Additional Information

Tenure : Freehold

Council Tax Band : B

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](http://www.gov.uk/government/organisations/land-registry).

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	86
(81-91) B	
(69-80) C	72
(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	