Grosvenor Waterford
Estate Agents

BRITISH PROPERTY AWARDS
GOLD WINNER
ESTATE AGENT IN LIVERPOOL

Alma Close, Fazakerley, Liverpool, L10 4YS
£140,000

Grosvenor Waterford are delighted to offer for sale this three bedroom semi detached property situated at the very end of a cul de sac on the popular Field Lane estate. Occupying a good sized plot, the well presented accommodation briefly comprises; entrance hall, lounge and fitted dining kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is a rear garden with fields to the rear and side and open plan front with long curved driveway. The property also benefits from gas central heating and uPVC double glazing. This property is ideal for a first time buyer of family. Viewing recommended.

Entrance Hall
composite front door, built in cupboard, laminate flooring

Living Room
15'9" x 15'7" (4.82m x 4.76m)
uPVC double glazed window to front aspect, two radiators, gas fire in feature surround, laminate flooring, stairs to first floor

Dining Kitchen
14'3" x 8'2" (4.36m x 2.51m)
white 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, tiled floor and splashbacks, uPVC double glazed window and french doors to rear aspect

First Floor

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

Bedroom 1
13'9" x 7'10" (4.20m x 2.41m)
uPVC double glazed window to front aspect, radiator, laminate flooring

Bedroom 2
10'0" x 7'10" (3.07m x 2.41m)
uPVC double glazed window to rear aspect, radiator, laminate flooring

Bedroom 3
6'0" x 5'8" (1.85m x 1.74m)
uPVC double glazed window to front aspect, radiator, laminate flooring, built in cupboard

Family Bathroom
6'0" x 6'0" (1.85m x 1.84m)
panelled bath with electric shower over, wash hand basin in vanity cabinet, low level w.c., chrome heated towel rail, tiled walls, uPVC double glazed frosted window to rear aspect

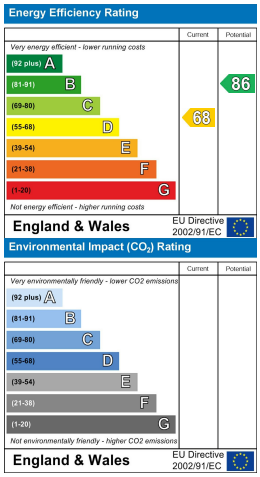
Outside

Rear Garden
private rear garden with fields to one side and behind, lawn area with established planting and good sized patio with shed and gated access to front

Front Garden
long curved driveway leading to the front door and providing ample off road parking, dwarf perimeter wall with lawn and established planting

Additional Information
Tenure : Leasehold
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.



Grosvenor Waterford Estate Agents
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197 Altway, Aintree, Liverpool L10 6LB
Tel: 0151 526 7638
Fax: 0151 526 7971

The Property Ombudsman