



## First Avenue, Fazakerley, Liverpool, L9 9DW £145,000

Grosvenor Waterford are pleased to offer for sale this three bedroom terraced property situated in the popular 'Avenues', just off Longmoor Lane. The accommodation briefly comprises: entrance hall, lounge and dining room and kitchen. To the first floor there are three good sized bedrooms and a spacious family bathroom. Outside there is an enclosed rear yard. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. An ideal property for a first time buyer or investor - viewing recommended.



### Entrance Hall

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

### Lounge

11'2" (+bay) x 12'4" (3.41m (+bay) x 3.76m)

uPVC double glazed bay window to front aspect, electric fire in feature surround, radiator, laminate flooring, double doors to dining room

### Dining Room

13'3" x 11'1" (4.06m x 3.38m)

uPVC double glazed french doors to rear courtyard, radiator, laminate flooring, open to kitchen

### Kitchen

9'11" x 6'11" (3.04m x 2.11m)

fitted kitchen with a range of white base and wall cabinets with contrasting black worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, tiled floor and splashbacks, uPVC double glazed window to rear aspect

### First Floor

#### Landing

laminate flooring, inset ceiling spotlights

#### Bedroom 1

13'3" (into bay) x 11'1" (4.04m (into bay) x 3.40m)

uPVC double glazed bay window to front aspect, radiator, laminate flooring

#### Bedroom 2

13'4" x 11'1" (4.07m x 3.38m)

uPVC double glazed window to rear aspect, radiator, laminate flooring, built in wardrobes (housing boiler)

#### Bedroom 3

7'11" x 6'11" (2.42m x 2.13m)

uPVC double glazed window to front aspect, radiator

### Family Bathroom

6'9" x 6'10" (2.06m x 2.09m)

modern white suite comprising; panelled bath with electric shower, over, wash hand basin and low level w.c., radiator, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

### Outside

#### Rear Courtyard

walled, paved courtyard with gated access to rear

#### Front

walled front with open access to front door

### Additional Information

Tenure : Freehold

Council Tax Band : A

Local Authority : Liverpool

### Agents Note

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