

Chelsea Lea, Orrell Lane, Liverpool, L9 8BN

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

The Property Ombudsman

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Grosvenor Waterford are delighted to offer for Sale this spacious purpose built two bedroom first floor flat situated off Orrell Lane, Orrell Park, near Orrell Park Railway Station and local amenities. The well presented accommodation briefly comprises communal entrance with intercom access, hallway, living room, kitchen with dining area, two double bedrooms and bathroom. The property also benefits from gas central heating and uPVC double glazing.

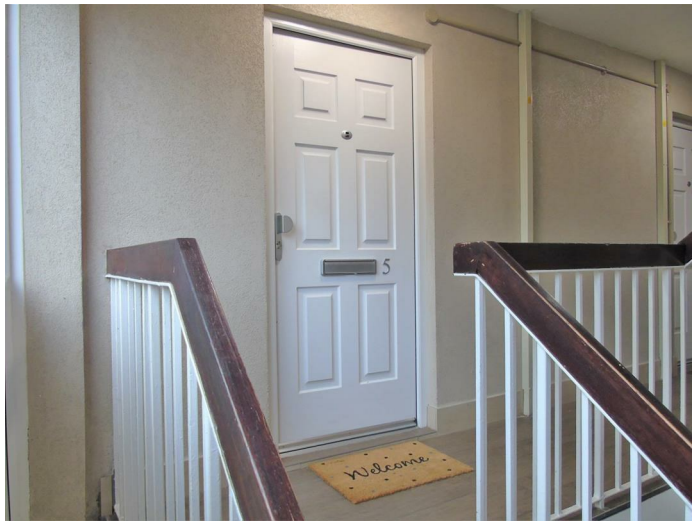
£79,995







Communal Entrance



intercom access, stairs to all floors

Hallway



laminate flooring, large built in cupboard for storage, radiator, intercom access

Living Room 16'7" x 12'5" (5.08m x 3.79m)



uPVC double glazed window to front aspect, radiator, electric fire in feature surround

Breakfast Kitchen 18'4" x 9'0" (5.59m x 2.75m)



fitted kitchen with a good range of base and wall cabinets with complementary worktops and separate built in storage cupboards, new integrated oven and gas hob with extractor over, plumbing for washing machine, tiled splashbacks, vinyl flooring, radiator, two uPVC double glazed windows to rear aspect

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- **Two Bedroom First Floor Apartment**
- **uPVC Double Glazing**
- **EPC Rating C**
- **Gas Central Heating**
- **Walking Distance to Orrell Park Train Station**
- **Spacious Accomodation**

Bedroom 1 12'5" x 9'3" (3.79m x 2.83m)



uPVC double glazed window to front aspect, radiator

Bedroom 2 12'5" x 9'3" (3.79m x 2.83m)



uPVC double glazed window to front aspect, radiator

Bathroom 7'6" x 6'1" (2.29m x 1.86m)



modern white suite comprising; panelled bath with mains shower over, wash hand basin, low level w.c., chrome heated towel rail, tiled walls, vinyl flooring, two uPVC double glazed windows to rear aspect

Outside

Communal Areas



intercom access, tiled floors, locked storage cupboard, rear paved area with side gardens, private parking to side

Additional Information

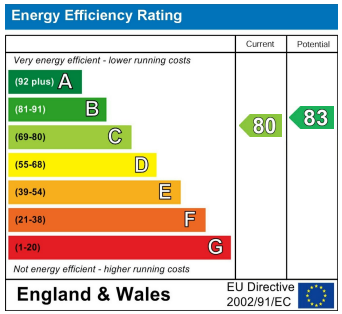
Tenure : Leasehold

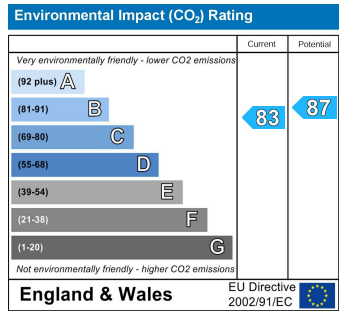
Council Tax Band : A
Local Authority : Liverpool

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.












CHELSEA
LEA

