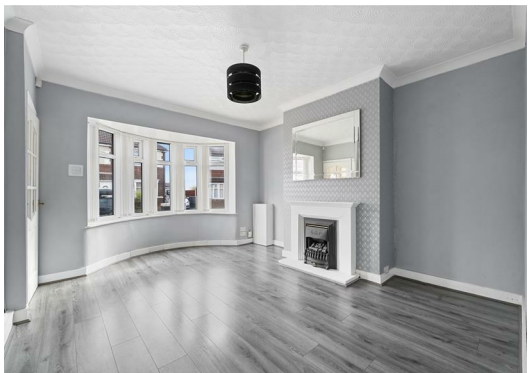


# Rhodesia Road, Liverpool, L9 9BT
# Offers over £155,000

Grosvenor Waterford are pleased to offer for sale this extended three bedroom semi detached property situated in a very popular location close to shops, transport links and schools. With most properties on the road being terraces this is an unusual semi detached enjoying a good sized plot and having a large single storey extension to the rear, providing spacious accommodation comprising; entrance hall, living room, dining room, kitchen and downstairs bathroom. To the first floor there are three bedrooms. Outside is a walled front extending to the side with off road parking and a rear garden. The property benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. This family home must be viewed in order to appreciate the size of the accommodation on offer.







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

**Living Room**
15'7" x 12'1" (4.75m x 3.70m)
uPVC double glazed bow bay window to front aspect, gas fire in feature surround, radiator, laminate flooring

**Dining Room**
7'6" x 15'3" (2.31m x 4.65m)
uPVC double glazed french doors to side aspect, radiator, laminate flooring, understairs cupboard, open to kitchen

**Kitchen**
11'9" x 10'0" (3.60m x 3.06m)
fitted kitchen with a range of base and wall cabinets with complementary worktops, cooker, plumbing for washing machine, space for fridge freezer, laminate flooring, part tiled walls, inset ceiling spotlights, skylight, uPVC double glazed window to rear aspect

**Downstairs Bathroom**
9'0" x 5'6" (2.76m x 1.69m)
white suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., white heated towel rail, tiled floor and part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

**First Floor**

**Landing**
loft access

**Bedroom 1**
10'4" x 12'2" (3.17m x 3.71m)
uPVC double glazed window to front aspect, radiator, built in wardrobe

**Bedroom 2**
10'5" x 7'7" (3.19m x 2.33m)
uPVC double glazed window to rear aspect, radiator

**Bedroom 3**
7'3" x 7'4" (2.22m x 2.25m)
uPVC double glazed window to rear aspect, radiator

**Outside**

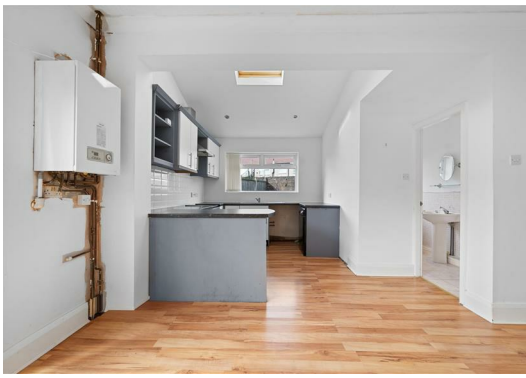
**Rear Garden**
private rear garden with patio and lawn, gated access to rear

**Front Garden**
walled front with separate pedestrian and vehicular access to off road parking, gated access to rear garden

**Additional Information**
Tenure : Freehold
Council Tax Band : A
Local Authority : Liverpool

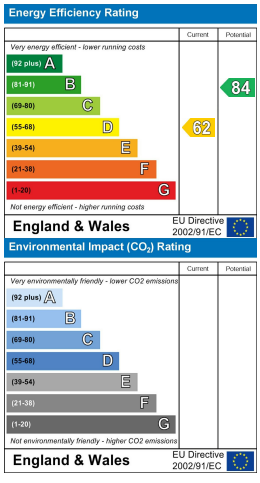
**Agents Note**
Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs 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.












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The Property Ombudsman