

Ruskin Street, Kirkdale, Liverpool, L4 3SH
£115,000

Grosvenor Waterford are delighted to offer for sale this well presented two bedroom terraced house ideally located for County Road shops and Kirkdale train station. The accommodation briefly comprises; entrance hall, living room, dining room and kitchen. To the first floor there are two double bedrooms and a spacious bathroom. Outside there is an enclosed rear yard. The property has been recently refurbished and 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 front door, radiator, laminate flooring, stairs to first floor

Living Room
11'7" x 11'4" (3.54m x 3.46m)
uPVC double glazed bay window to front aspect, radiator, laminate flooring

Dining Room
12'11" x 11'0" (3.94m x 3.36m)
uPVC double glazed window to rear aspect, radiator, laminate flooring, under stairs storage

Kitchen
7'4" x 7'9" (2.26m x 2.37m)
fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, radiator, plumbing for washing machine, space for fridge freezer, radiator, laminate flooring, uPVC double glazed window to side aspect, door to rear yard

First Floor

Landing

Bedroom 1
15'10" x 9'2" (4.85m x 2.81m)
two uPVC double glazed windows to front aspect, radiator

Bedroom 2
10'5" x 11'0" (3.19m x 3.37m)
uPVC double glazed window to rear aspect, radiator

Bathroom
7'4" x 7'9" (2.26m x 2.37m)
modern white suite comprising; panelled bath with electric shower over, wash hand basin in vanity cabinet and low level w.c., radiator, vinyl flooring, part tiled walls, built in storage cupboard housing boiler, uPVC double glazed frosted window to side aspect

Outside

Rear Yard
walled yard with gated access to rear

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

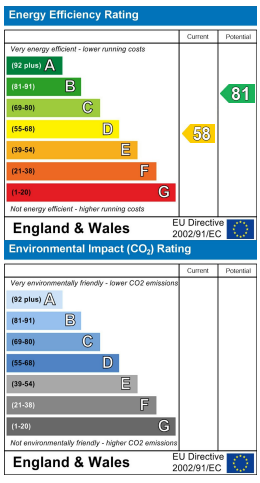
Agents Note
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The Property Ombudsman