

Park Avenue, Fazakerley, Liverpool, L9 9DG
Offers over £110,000

ATTENTION INVESTORS & FIRTS TIME BUYERS
Grosvenor Waterford are delighted to offer for sale this well presented two bedroom terraced property, situated in the much sought after area of 'The Avenues' off Longmoor Lane. The accommodation briefly comprises; entrance hall, open plan living room / dining room, kitchen and downstairs bathroom. To the first floor are two double bedrooms. Outside there is a small rear courtyard. The property benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain - viewing recommended.







Hall
entrance door

Living Room
11'11" x 11'10" (3.65m x 3.61m)
uPVC double glazed window to front aspect, radiator, open to dining room

Dining Room
11'3" x 11'10" (3.43m x 3.61m)
uPVC double glazed window to rear aspect, radiator, door to kitchen, stairs to first floor

Kitchen
6'8" x 6'7" (2.04m x 2.02m)
fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob, space for under counter fridge and washing machine, tiled spashbacks, uPVC double glazed window to side aspect

Rear Hall Space
uPVC door to yard, built in cupboard

Downstairs Bathroom
6'8" x 6'11" (2.04m x 2.11m)
white suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., radiator, part tiled walls, uPVC double glazed frosted window to side aspect

First Floor

Landing

Bedroom 1
11'10" x 11'5" (3.61m x 3.49m)
uPVC double glazed window to front aspect, radiator

Bedroom 2
9'1" x 11'5" (2.79m x 3.50m)
uPVC double glazed window to rear aspect, radiator, built in cupboard housing boiler

Outside

Rear Yard
gated access to rear

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

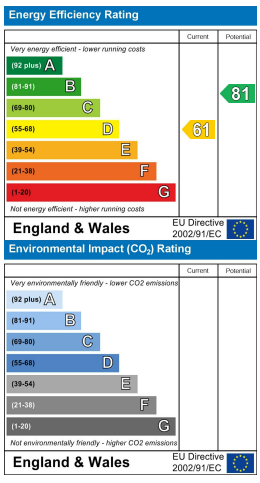
Agents Note
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We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry.











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The Property Ombudsman