



## 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 splashbacks, 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

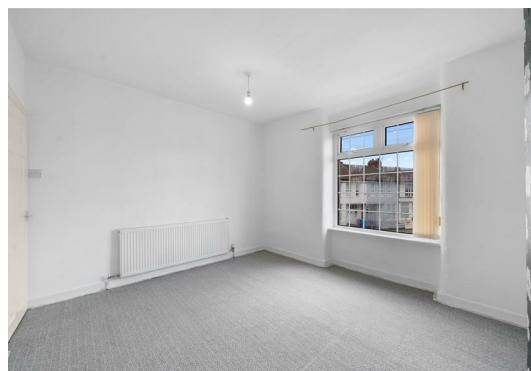
Council Tax Band : A

Local Authority : Liverpool

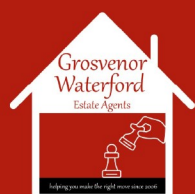
## Agents Note

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](http://www.gov.uk/government/organisations/land-registry).



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



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