



Grosvenor Waterford are delighted to offer for sale this three bedroom terraced freehold property situated in a cul de sac in a sought after location of Aintree, convenient for all local amenities and transport links. The well presented accommodation briefly comprises; entrance hall, living room, dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is a westerly facing rear courtyard. The property benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. Ideal for an investor or first time buyer - viewing recommended.

£130,000



Entrance Hall

front door, radiator, stairs to first floor

Living Room 13'3" x 10'1" (4.05m x 3.09m)



uPVC double glazed bay window to front aspect, radiator

Dining Kitchen 12'4" x 15'6" (3.77m x 4.73m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, space for fridge freezer, plumbing for washing machine, radiator, part tiled floor and splashbacks, uPVC double glazed window to rear aspect, uPVC door to rear courtyard

First Floor

Landing

Bedroom 1 13'8" x 9'8" (4.19m x 2.96m)



uPVC double glazed bay window to front aspect, radiator

Bedroom 2 11'10" x 9'8" (3.63m x 2.96m)



uPVC double glazed window to rear aspect, radiator

- 3 Bedroom Terrace
- Cule de Sac location

- EPC Rating C
- uPVC Double Glazing

- No Chain
- Gas Central Heating

Bedroom 3 6'9" x 5'5" (2.07m x 1.66m)



uPVC double glazed window to front aspect, radiator

Family Bathroom 8'1" x 5'5" (2.47m x 1.66m)



white suite comprising; panelled bath, wash hand basin and low level w.c., radiator, tiled floor and part tiled walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Courtyard



walled courtyard with gated access to rear

Additional Information

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

Agents Note

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