



Westminster Road, Kirkdale, Liverpool, L4 4LZ

£115,000

Grosvenor Waterford are delighted to offer for sale this recently renovated 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 bathroom. Outside there is an enclosed rear garden. The property 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, laminate flooring, stairs to first floor

Living Room

13'8" x 14'0" (4.19m x 4.28m)

uPVC double glazed bay window to front aspect, radiator, laminate flooring, understairs cupboard

Dining Room

10'0" x 14'0" (3.06m x 4.28m)

uPVC double glazed window to rear aspect, radiator, laminate flooring

Kitchen

12'5" x 8'3" (3.79m x 2.53m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, vinyl flooring, tiled splashbacks, uPVC double glazed window to side aspect, uPVC door to rear garden

Utility

2'8" x 8'3" (0.82m x 2.52m)

worktops with space underneath for tumble dryer and plumbing for washing machine, uPVC double glazed window to side aspect

First Floor

Landing

access to loft space

Bedroom 1

12'4" x 14'0" (3.78m x 4.28m)

uPVC double glazed bay window to front aspect, radiator

Bedroom 2

11'7" x 8'3" (3.55m x 2.54m)

uPVC double glazed window to rear aspect, radiator, built in cupboard

Bathroom

8'7" x 5'4" (2.62m x 1.64m)

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

Outside

Front Garden

walled front with gated access to lawned area

Rear Garden

walled rear garden with 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.

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