Selby Road, Orrell Park, Liverpool, L9 8ED

Grosvenor Waterford
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The Property Ombudsman

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Grosvenor Waterford are delighted to offer for sale this beautifully presented three bedroom terraced house located in the popular residential area of Orrell Park and convenient for all local amenities including, shops, schools and transport links. The spacious accommodation briefly comprises; vestibule, entrance hall, living room, dining room and modern kitchen/breakfast room. To the first floor there are three good sized bedrooms and a newly installed family bathroom. Outside there is a courtyard to the rear. The property also benefits from gas central heating and new double glazed windows and front and back doors. A great property; ideal for a first time buyer. Must be viewed.

£165,000

Vestibule
composite front door, laminate floor

Hall
radiator, laminate floor, stairs to first floor

Living Room 13'1" x 10'9" (4.00m x 3.28m)

uPVC double glazed bay window to front aspect, gas fire in feature surround, radiator, laminate flooring, open to dining room

Dining Room 14'7" (max) x 14'3" (max) (4.45m (max) x 4.36m (max))

uPVc double glazed window to rear aspect, radiator, storage cupboard, laminate flooring

Kitchen 15'6" x 9'4" (4.74m x 2.86m)

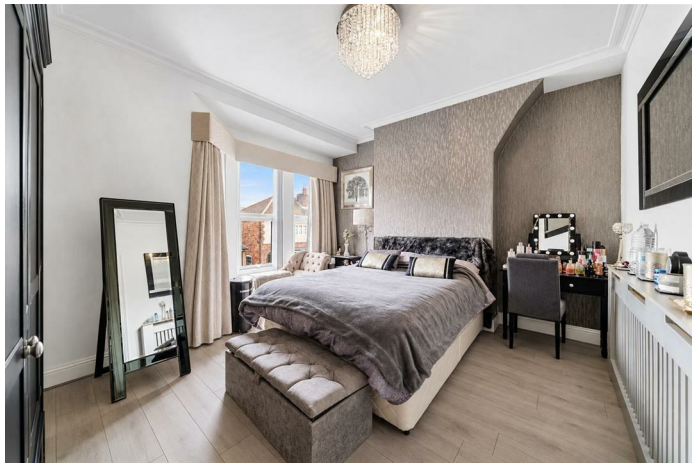
modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, tiled floor and splashbacks, radiator, uPVC double glazed windows to side and rear aspects, composite stable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

First Floor

Landing
access to loft space, built in cupboard

- **3 Bedroom Terrace**
- **New Double Glazed Windows & Composite Front & Door Back Doors**
- **EPC Rating D**
- **Newly Installed Bathroom**
- **Gas Central Heating**
- **Popular Location**

Bedroom 1 13'0" x 14'3" (3.97m x 4.36m)



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

Bedroom 2 12'11" x 8'10" (3.96m x 2.71m)

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

Bedroom 3 9'5" x 9'4" (2.89m x 2.86m)

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

Family Bathroom 8'4" x 6'3" (2.56m x 1.93m)

modern white suite comprising; panelled bath with mains shower over, wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

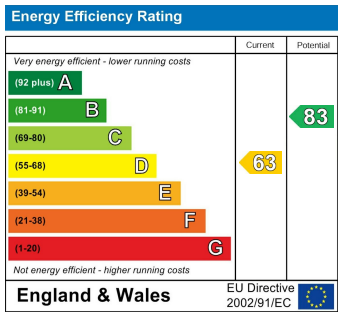
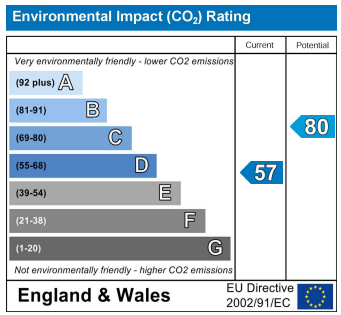
Outside

Rear Courtyard

lovely walled outside space with gate to rear

Additional Information

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

Agents Note

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