

Alma Close, Fazakerley, Liverpool, L10 4YS
£150,000

Grosvenor Waterford are pleased to offer for sale this well presented three bedroom end townhouse situated on this popular residential estate and convenient for local amenities and transport links. The spacious accommodation briefly comprises; entrance porch, hallway, lounge/dining room and kitchen. To the first floor there are three bedrooms , shower room and w.c.. Outside there is a paved rear garden and front with off road parking leading to the integral garage. The property also benefits from uPVC double glazing and gas central heating with a new boiler installed in 2019. Perfect for a first time buyer or investor - early viewing recommended.







Porch
uPVC front door and windows

Hall
12'0" x 8'2" (3.66m x 2.50m)
entrance door, radiator, stairs to first floor, uPVC double glazed window to side aspect

Living Room
16'2" (max) x 16'9" (max) (4.94m (max) x 5.13m (max))
'L' shaped room with double glazed patio doors to rear aspect, electric fire in feature surround, radiator

Kitchen
10'5" x 7'5" (3.19m x 2.28m)
fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated double oven and gas hob with extractor over, plumbing for washing machine, integrated fridge freezer, tiled floor and walls, double glazed window to rear aspect, door to rear garden

First Floor

Landing
uPVC double glazed window to side aspect, access to loft space

Bedroom 1
14'6" x 9'11" (4.42m x 3.03m)
uPVC double glazed windows to front aspect, radiator

Bedroom 2
12'0" x 9'11" (3.68m x 3.03m)
uPVC double glazed window to rear aspect, radiator

Bedroom 3
8'9" x 7'1" (2.69m x 2.17m)
uPVC double glazed window to front aspect, radiator, laminate flooring, built in cupboard

Bathroom
7'2" x 5'5" (2.20m x 1.66m)
modern white suite with panelled bath with electric shower and wash hand basin, radiator, tiled walls, uPVC double glazed frosted window to rear aspect

Separate W.C.
uPVc double glazed window to side aspect, low level w.c.

Outisde

Integral Garage
17'1" x 8'3" (5.22m x 2.53m)
up and over door, power and light

Rear Garden
private rear garden laid mainly to lawn

Front
double gated access to block paved driveway, gated access to rear garden

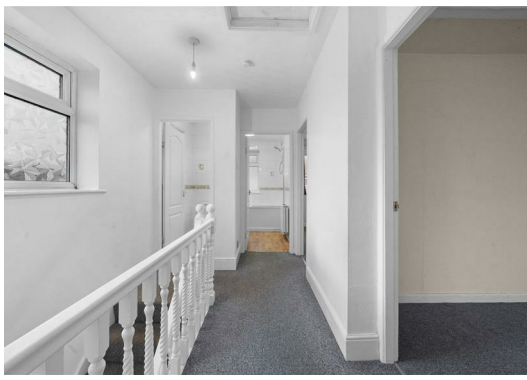
Additional Information
Tenure : Leasehold
Council Tax Band : A
Local Authority : Knowsley

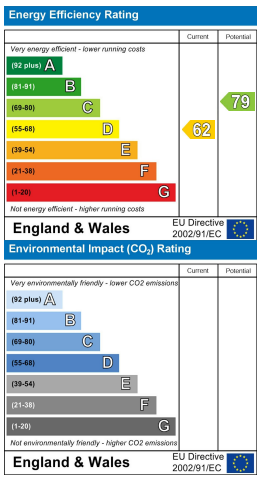
Agents Note
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The Property Ombudsman