

Grosvenor Waterford
Estate Agents
helping you make the right move since 2006

Mater Close, Walton, Liverpool, L9 6EP

The Property Ombudsman

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Grosvenor Waterford are pleased to offer for Sale this purpose built two bedroom, first floor apartment, with ensuite situated in popular residential area of Walton close to local amenities and transport links. The spacious accommodation briefly comprises communal entrance hall with security door, intercom entry system and stairs to all floors, apartment entrance hall, open plan living room, kitchen, two bedrooms, the master having an ensuite and a family bathroom. Outside there is allocated parking. The apartment also benefits from uPVC double glazing and gas central heating.

£90,000







Communal Entrance Hall



stairs to all floors, audio video door entry system

Hall



radiator, storage cupboard

Living Room 11'0" x 15'5" (3.36m x 4.70m)



open plan with uPVC double glazed french doors with juliet balcony to front aspect, two radiators, sky point, open to kitchen

Kitchen 7'7" x 7'5" (2.33m x 2.27m)

stylish fitted kitchen featuring a range of wall and base cabinets with complementary worktops, integrated electric oven and hob with extractor over, integrated washing machine, integrated fridge freezer, integrated dishwasher, tiled splashbacks

Bedroom 1 8'11" x 13'11" (max) (2.74m x 4.26m (max))



uPVC double glazed window to front aspect, built in wardrobes, radiator, door to ensuite

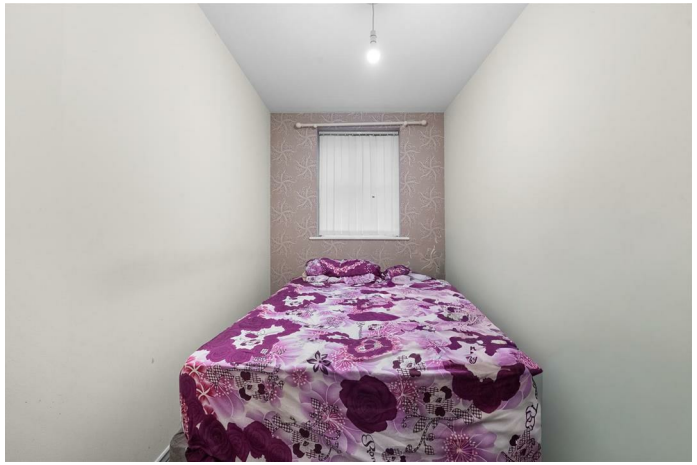
- **2 Bedroom Apartment**
- **First Floor**
- **uPVC Double Glazing**
- **EPC Rating B**
- **Allocated Parking**
- **Gas Central Heating**
- **En Suite**
- **Intercom Entry System**

Ensuite 8'5" x 6'6" (2.59m x 1.99m)



stylish bathroom with white suite comprising; low level w.c., wash hand basin and shower cubicle with electric shower, radiator, part tiled walls, inset ceiling spotlights

Bedroom 2 11'10" (max) x 5'10" (3.61m (max) x 1.78)



uPVC double glazed window to front aspect, radiator, amtico flooring

Bathroom 6'8" x 6'3" (2.05m x 1.93m)



modern white suite comprising low level w.c., wash hand basin and panelled bath, radiator, laminate flooring, part tiled walls, inset ceiling spotlights

Outside



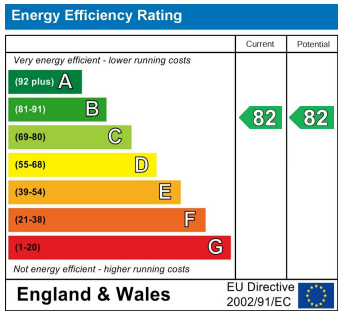
allocated parking, bins store

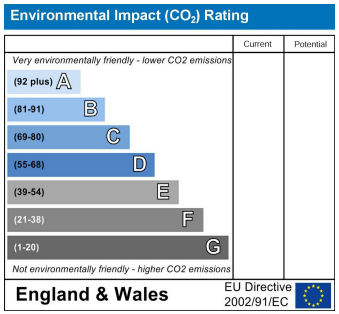
Additional Information

Tenure : Leasehold
Council Tax Band : B
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.






NO PARKING


30





