



**Bedford Road, Liverpool, Walton, L4
£85,000**

Grosvenor Waterford are delighted to offer for sale this 3 bedroom terraced property, situated just off County Road. The accommodation briefly comprises; vestibule, hall, living room, dining room and large kitchen. To the first floor, there are three bedrooms, shower room and a family bathroom. Outside there is a rear yard. The property also benefits from uPVC double glazing and gas central heating. An early viewing is highly recommended to appreciate the size of this property.

Vestibule

Hall

laminated flooring, access to living room and kitchen, carpeted stairs to the first floor

Living Room

13'1" x 9'10" (3.99m x 3.00m)

uPVC double glazed bay window to front aspect, radiator, 2 small cupboards, electric fire

Dining Room

11'9" x 8'6" (3.58m x 2.59m)

uPVC double glazed window to rear aspect, carpet flooring, radiator, fire surround

Kitchen

20'4" x 9'10" (6.20m x 3.00m)

Base units with complementary worktops, tiled flooring, 2 uPVC double glazed windows to the rear and side aspect.

First Floor

Landing

carpeted flooring, loft access, storage cupboard, access to all three bedrooms, family bathroom and shower room

Bedroom 1

13'9" x 12'9" (4.19m x 3.89m)

uPVC bay window to front aspect, carpeted flooring, radiator.

Bedroom 2

11'9" x 8'2" (3.58m x 2.49m)

uPVC double glazed window to rear aspect, carpet flooring, radiator.

Bedroom 3

9'10" x 6'10" (3.00m x 2.08m)

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

Family Bathroom

8'2" x 6'10" (2.49m x 2.08m)

three piece white bathroom suite comprising; bath with electric shower, wash basin, low-level w.c., tiled flooring, part tiled walls, chrome towel rail radiator, uPVC double glazed window to side aspect

Shower Room

6'10" x 3'11" (2.08m x 1.19m)

walk in shower, wash basin, towel rail radiator, tiled floor, tiled walls, uPVC double glazed window to side aspect

Outside

walled rear yard, alley access.

Rear Yard

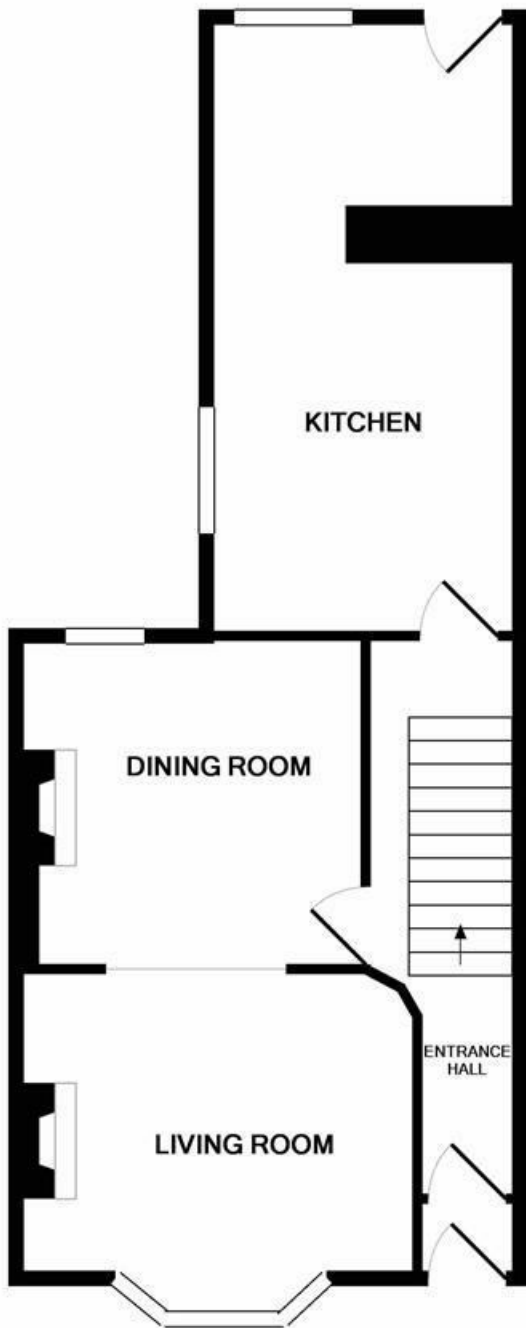
rear yard with brick wall and gate to alley

Agents Note

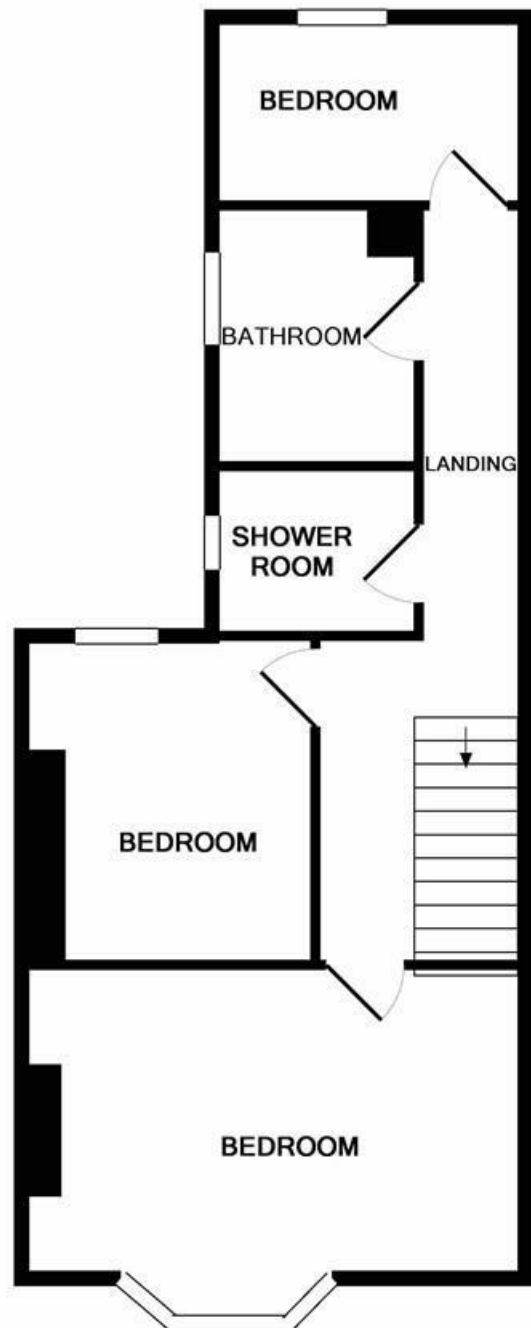
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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