



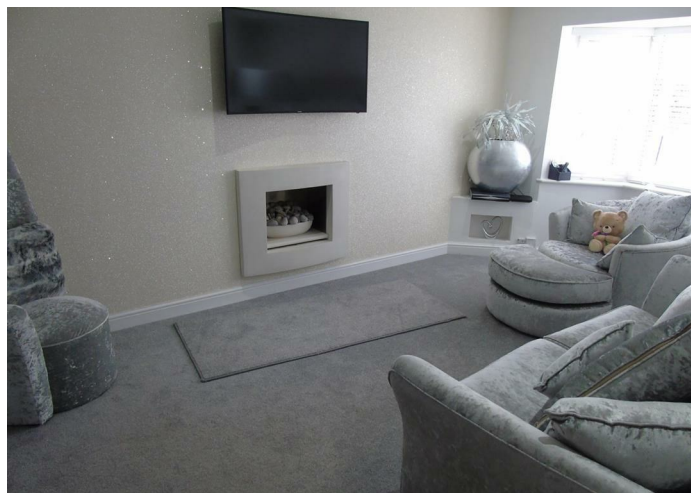
Grosvenor Waterford
ESTATE AGENTS LIMITED

Canter Close, Fazakerley, Liverpool, L9 9JE



STUNNING - the only word to describe this fabulously renovated and extended 4 bedroom detached property situated in a cul de sac on this popular estate and convenient for local schools, shops and transport links. The spacious accommodation briefly comprises; entrance hall, lounge, sitting room, stylish new kitchen/breakfast room with underfloor heating and AEG integrated appliances, conservatory, utility room and re-fitted downstairs w.c. To the first floor there are three bedrooms, (two large doubles and a single) and a new luxury bathroom, whilst to the second floor there is a master bedroom with en suite wet room. Outside there is an enclosed rear garden and open plan front garden with off road parking. The property also benefits from uPVC double glazing, gas central heating and solid oak doors. Early viewing recommended for this absolutely fantastic family home.

£239,995



Entrance Hall

uPVC front door, porcelain nano sealed tiled floor, built in cupboard, vertical radiator, stairs to first floor, inset ceiling spotlights

Luxury Downstairs W.C.

modern white suite comprising; low level w.c., wash hand basin, tiled floor, tiled walls, chrome heated towel rail, uPVC double glazed window to front aspect

Lounge 15'7" x 10'5" (4.75m x 3.20m)



uPVC double glazed bay window to front aspect with radiator, feature stone insert fireplace, two anthracite vertical radiators, inset ceiling spotlights

Conservatory 10'4" x 9'8" (3.15m x 2.95m)



porcelain nano sealed tiled floor with underfloor heating, inset ceiling spotlights, uPVC double glazed French doors to garden

Sitting Room 16'11" x 7'6" (5.18m x 2.29m)

versatile room suitable for a variety of uses. uPVC double glazed french doors to front, built in cupboard, vertical radiator, inset ceiling spotlights, door to utility room

Luxury Kitchen 17'1" x 8'0" (5.21m x 2.46m)

new 'Wren' fitted kitchen with a range of high gloss cabinets with matching worktops, integrated appliances including induction hob with stainless steel island hood above, oven, microwave, warming drawer, dishwasher, wine cooler, full height fridge and separate full height freezer, porcelain nano sealed tiled floor with underfloor heating, chrome vertical radiator, inset ceiling spotlights, uPVC double glazed window to rear aspect, archway to utility room, open to conservatory

Utility Room 8'0" x 6'11" (2.44m x 2.13m)

new high gloss wall and base cupboards with matching worktop, inset sink unit with filter tap, plumbing for washing machine, porcelain nano sealed tiled floor, chrome radiator, uPVC door to garden, door to sitting room

First Floor

Landing

stairs to second floor, inset ceiling spotlights

Double Bedroom 2 12'4" x 10'5" (3.76m x 3.20m)

uPVC double glazed window to rear aspect, radiator, inset ceiling spotlights

Double Bedroom 3 11'8" x 10'4" (3.56m x 3.15m)

uPVC double glazed window to front aspect, radiator, inset ceiling spotlights

Bedroom 4 8'5" x 6'0" (2.57m x 1.83m)

uPVC double glazed window to rear aspect, radiator

Luxury New Bathroom



modern white suite comprising; panelled jacuzzi bath with mains shower over, wash hand basin in white high gloss wall hung vanity cabinet, low level w.c., tiled floor and walls, chrome designer radiator, inset ceiling spotlights, uPVC double glazed window to front aspect

Second Floor

Landing

uPVC double glazed window to rear aspect, inset ceiling spotlights

Master Bedroom 14'2" x 12'4" (4.34m x 3.78m)

uPVC double glazed window to rear aspect, velux window to front, radiator, under eaves storage, inset ceiling spotlights, access to en suite

En Suite Wet Room

refitted wet room comprising; mains shower, wall hung white egg design toilet, wash hand basin, tiled walls and floor, chrome heated towel rail, inset ceiling spotlights, uPVC double glazed window to rear aspect

Outside

Rear Garden

newly installed timber deck with decking lights, lawn with established planting, good sized patio, garden shed, gated access to front of house

Front Garden

Open plan recently block paved driveway, lawn, shrub and flower beds, soffit lights, gated access to rear of house

Agents Note

All property descriptions comply with Consumer Protection from Unfair Trading Regulations (2008) and Business Protection from Misleading Marketing Regulation (2008). If the Vendor becomes aware of any matters that may affect the accuracy of the property particulars the Vendor will advise the Agent. All room measurements are approximate and given for guide purposes only. All gas and electric appliances have not been tested.

