



Fifth Avenue, Fazakerley, Liverpool, L9 9DT

Offers over £100,000

Grosvenor Waterford are delighted to offer for sale this recently renovated 3 bedroom terrace situated in the much sought after area of 'The Avenues' off Longmoor Lane. The modern and surprisingly spacious accommodation briefly comprises: entrance hall, lounge, dining room and newly fitted high gloss grey kitchen. To the first floor are three bedrooms and a newly fitted family bathroom. The property also benefits from uPVC double glazing, gas central heating (with new radiators), re-plastered walls and new floorings. Offered with no ongoing chain this property is an absolute must see for first time buyers.



Entrance Hall

uPVC front door, laminate flooring, radiator

Lounge

12'0" x 10'10" (3.67m x 3.32m)

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

Dining Room

11'9" x 10'9" (3.60m x 3.29m)

uPVC double glazed french doors to rear, laminate flooring, radiator, open to kitchen

New Kitchen

14'11" x 6'11" (max) (4.57m x 2.13m (max))

modern fitted high gloss kitchen with a good 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, uPVC double glazed window to rear aspect

First Floor

Landing

Bedroom 1

12'0" x 10'9" (3.67m x 3.28m)

uPVC double glazed window to front aspect, radiator, new carpet

Bedroom 2

11'11" x 10'11" (3.65m x 3.34m)

uPVC double glazed window to rear aspect, radiator, new carpet, built in cupboard (housing boiler)

Bedroom 3

7'10" x 5'8" (2.40m x 1.73m)

uPVC double glazed window to front aspect, radiator, new carpet

New Family Bathroom

8'2" x 5'3" (2.49m x 1.61m)

modern white suite comprising; square 'p' shaped bath, low level w.c., wash hand basin, radiator, tiled walls, vinyl floor, uPVC double glazed frosted window to rear aspect

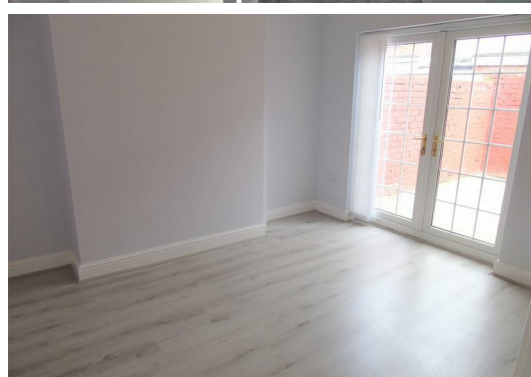
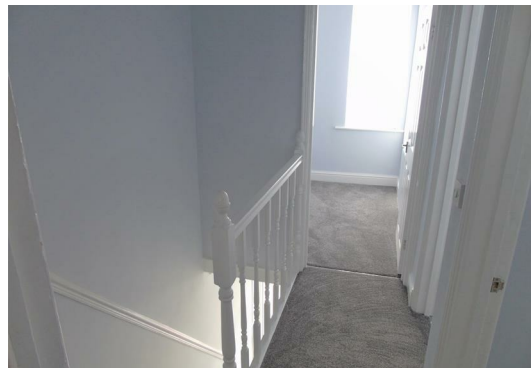
Outside

Rear Courtyard

gated access to rear

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		56
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		