

Wellbrow Road, Liverpool, , L4
£85,000

Grosvenor Waterford are pleased to offer for sale this three bedroom mid terraced property, located within walking distance to local shops, schools, transport links and amenities. The property briefly comprises ; vestibule, hall, front and rear reception rooms and kitchen. To the first floor there are three bedrooms and bathroom. The property also benefits from uPVC double glazing and gas central heating. Outside there is a paved yard to rear.

Vestibule

uPVC main entrance door

Hall

stairs to first floor, radiator

Front Reception

12'5" x 10'2" (3.78m x 3.10m)

uPVC double glazed bay window, electric fire with surround

Rear Reception

11'9" x 10'9" (3.58m x 3.28m)

uPVC double glazed window to rear aspect, radiator

Kitchen

11'9" x 9'2" (3.58m x 2.79m)

modern fitted kitchen featuring a good range of white high gloss handleless cabinets with complementary worktops, integrated electric oven and gas hob with extractor over, cupboard housing boiler, unique brick flooring, washing machine and fridge freezer included, uPVC double glazed window and door to rear aspect

First Floor

Landing

11'9" x 4'7" (3.58m x 1.40m)

loft access

Bedroom 1

13'9" x 12'5" (4.19m x 3.78m)

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

Bedroom 2

11'9" x 8'10" (3.58m x 2.69m)

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

Bedroom 3

9'2" x 5'2" (2.79m x 1.57m)

uPVC double glazed window to rear aspect, laminated flooring, radiator, storage cupboard

Bathroom

5'10" x 5'10" (1.78m x 1.78m)

uPVC double glazed window to side aspect. white bathroom suite comprising; pedestal hand wash basin, low level w.c and walk-in shower with electric shower, tiled flooring, chrome heated towel rail

Second Floor

Loft

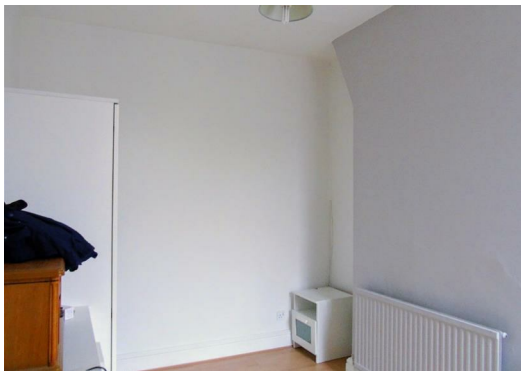
11'9" x 11'1" (3.58m x 3.38m)

loft space with velux window, accessed via loft ladder

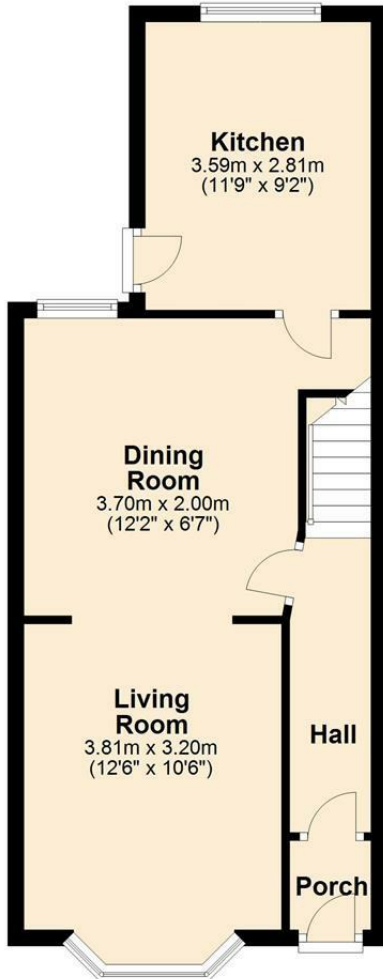
Agents Note

All property descriptions comply with Consumer Protection from Unfair Trading Regulations (2008) and Business Protection from Misleading Marketing Regulation (2008). All room measurements are approximate and given for guidance purposes only. All services and appliances have not been tested.

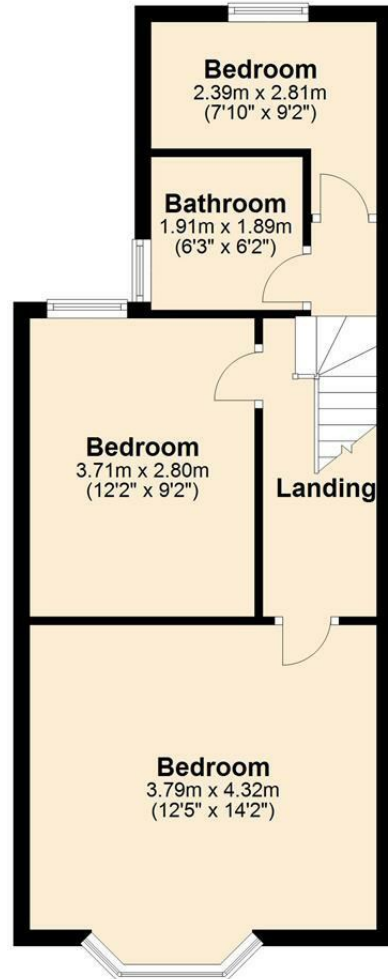




Ground Floor



First Floor



Measurements are approximate
Plan produced using PlanUp.

