



Grosvenor Waterford
ESTATE AGENTS LIMITED

Papillon Drive, Fazakerley, Liverpool, L9 9HL



Grosvenor Waterford are delighted to offer for Sale this superb three bedroom detached property, situated on a good sized plot on this popular estate ideal for Barlows Lane school, Fazakerley station and Aintree Hospital. The spacious accommodation briefly comprises; entrance hall, downstairs w.c., lounge, open plan kitchen/dining room and conservatory. To the first floor there are three good sized bedrooms, the master being en suite and a family bathroom. Outside there are enclosed front and rear gardens, with a long drive to the side providing ample off road parking, leading to the detached garage. The property also benefits from uPVC double glazing and gas central heating. Must be viewed in order to appreciate what a truly lovely home this is.

£199,995



Entrance Hall

radiator, laminate flooring, built in cupboard, stairs to first floor

Lounge 17'10" x 10'11" (5.46m x 3.33m)



uPVC double glazed window to front aspect, two radiators, gas fire in feature surround, laminate flooring, double doors to dining kitchen

Dining Kitchen 18'1" x 9'0" (5.52m x 2.75m)



open plan dining room and kitchen with a range of white base and wall cabinets with complementary worktops, new integrated double oven, hob with extractor over and fridge freezer, integrated microwave, plumbing for washing machine, space for tumble dryer, two radiators, part laminate/part vinyl flooring, tiled splashbacks, uPVC double glazed window to rear aspect, uPVC double glazed french doors to conservatory

Conservatory 15'7" x 9'5" (4.77m x 2.89m)



uPVC double glazed conservatory with french doors to rear garden

Downstairs W.C.

uPVC double glazed frosted window to front aspect, low level w.c., wash hand basin, radiator, tiled floor and splashbacks

First Floor

Landing

uPVC double glazed window to side aspect, radiator

Master Bedroom 12'11" x 10'11" (3.96m x 3.34m)



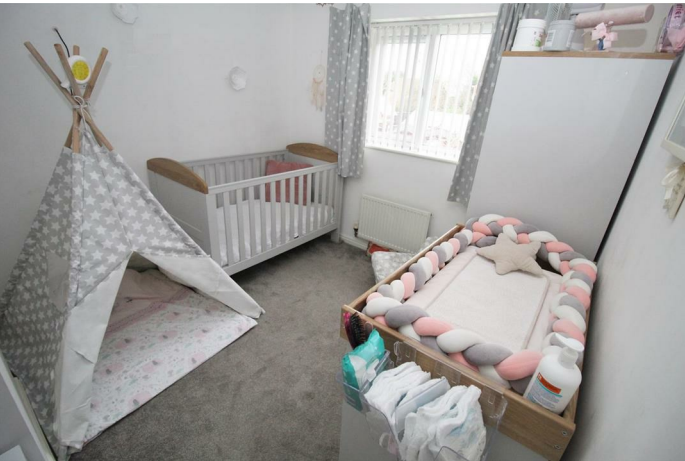
uPVC double glazed window to front aspect, radiator, fitted wardrobes

En Suite



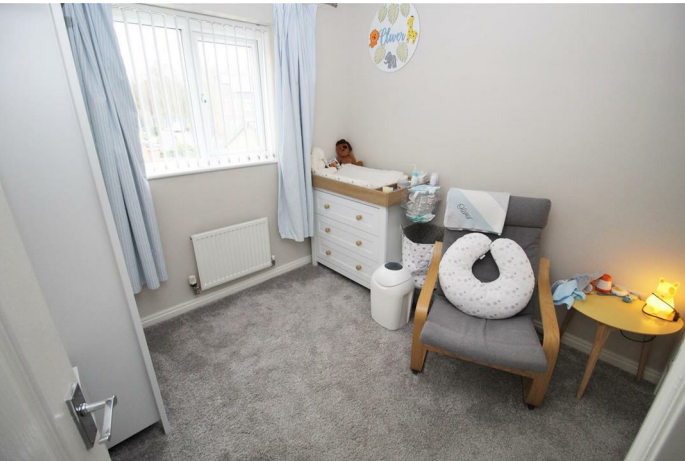
modern white suite comprising; shower cubicle with electric shower, low level w.c., pedestal sink, radiator, tiled floor, part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

Bedroom 2 11'2" x 10'11" (3.41m x 3.34m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 11'1" (max) x 8'8" (3.40m (max) x 2.65m)



uPVC double glazed window to rear aspect, radiator

Family Bathroom 6'7" x 6'3" (2.03m x 1.91m)



modern white suite comprising; panelled bath, low level w.c., pedestal sink, radiator, tiled floor, part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to front aspect

Outside

Rear Garden

good sized rear garden laid mainly to lawn with timber decking area, patio, gated access to side driveway

Front Garden

enclosed with wrought iron fencing with lawn and established borders

Detached Garage

long tarmac driveway with established border to side leading to detached garage with up and over door, power and light

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(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		
(81-91) B		
(69-80) C		
(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	



