

Reeds Rains

The Estate Agent

www.reedsrains.co.uk



Gladstone Road, Seaforth, Liverpool

Price £119,000

Waterloo
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Reeds Rains Are Delighted To Offer For Sale This Well Maintained Mid Terraced Property Which Briefly Comprises, Entrance Hall, Front And Rear Lounge, Modern Kitchen With Stairs Leading Down To The Cellar Which Is Used By The Current Owner As A Games Room/Bar Area. To The First Floor There Are Three Bedrooms And A Modern Family Bathroom. Outside There Is A Front Walled Garden And A Rear Yard. The Property Has A Gas Central Heating System And Double Glazing. Viewing Is Highly Recommended To Appreciate The Accommodation On Offer. HIP Is Available Please Ask For Details.

Entrance Hall

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Front Lounge 14'9" (max into bay window) x 11'9" (max into alcove)

Modern Gas Fire With Surround, Double Glazed Bay Window To The Front, Radiator, Laminate Floor

Rear Lounge 14'6" (max) x 11'2" (max into alcove)

Modern Fire Surround, Double Glazed French Doors Leading Into Rear Yard.

Kitchen 11'1" (max) x 6'2" (max)

Fitted Wall And Base Units With Matching Worktops And Splash back Tiles, Integrated Four Ring Gas Hob, With Extractor Hood Over And Electric Oven, Tiled Floor, Double Glazed Window To The Rear, Access To Stairs Leading Down Into The Cellar.

Cellar

Small Double Glazed Window, Radiator, Bar Area And Pool Table Included In The Sale.

Cellar Stairs

Featuring bar area

Landing

Master Bedroom 15'1" (mix into bay) x 11'7" (max into alcove)

Double Glazed Bay Window To The Front, Radiator.

Bedroom 2 14'11" x 11'7" (max into alcove)

Double Glazed Window To The Rear, Radiator, Gas Boiler.

Bedroom 3 8'8" x 6'5"

Double Glazed Window To The Front, Radiator.

Family Bathroom 9'4" (max) x 6'4" (max)

White Three Piece Suite With Chrome Fittings, Tiled Floor To

Ceiling, Towel Radiator, Double Glazed Window To The Rear.

Outside

Front Walled Garden

Rear Yard

Flagged With Gated Access To The Rear.

Directions

From Sandy Lane Turn Right Into Claremont Road Then First Left Into Gladstone Road, This Property Is Located On The Left Hand Side

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office.

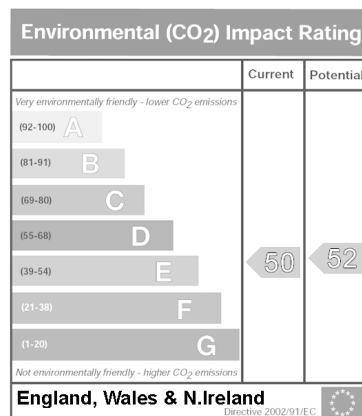
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

All Measurements

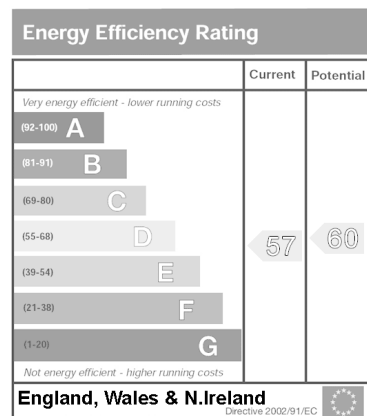
All Measurements are Approximate

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



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