



Taunton Drive, Aintree Village, Liverpool, L10 8JN

Grosvenor Waterford  
ESTATE AGENTS LIMITED





Grosvenor Waterford are delighted to present to the market this impressively extended and improved four bedroom semi detached house situated in the sought after location of Aintree Village. The immaculately presented accommodation briefly comprises; entrance porch, hall, lounge, dining room, conservatory, kitchen, sitting room, downstairs shower room, utility room and bar. To the first floor there are four double bedrooms and a family bathroom. Outside there is a good sized enclosed south facing rear garden and front garden with ample off road parking. The property also benefits from uPVC double glazing, gas central heating and a quality finish throughout. A fantastic property - well worth a viewing.

£289,950





### Entrance Porch

tiled floor

### Hall

solid bamboo flooring, radiator, stairs to first floor

### Lounge 14'6" x 13'5" (4.42 x 4.09)

uPVC double glazed window to front aspect, gas fire in feature surround, solid bamboo flooring, radiator, open to dining room

### Dining Room 10'6" x 9'4" (3.20 x 2.84)

solid bamboo flooring, radiator, uPVC double glazed french doors to conservatory

### Conservatory 9'0" x 7'8" (2.74 x 2.34)

uPVC double glazed french doors to garden, laminate flooring

### Kitchen 10'6" x 10'3" (3.20 x 3.12)

modern fitted kitchen featuring a range of wall and base cabinets with complementary worktops, laminate floor, tiled splash backs, integrated gas hob and electric oven, with extractor over, plumbing for dishwasher, uPVC ceiling with inset spotlights, uPVC double glazed window to rear aspect, door to garden, open to sitting room

### Sitting Room 8'9" (max) x 7'3" (2.67 (max) x 2.21)

uPVC double glazed french windows to rear garden, uPVC double glazed window to side aspect, laminate flooring, recess with space for washing machine and tumble dryer above

### Downstairs Showroom

modern white suite comprising; shower cubicle with mains shower, low level w.c., wash hand basin, tiled walls, tiled flooring, loft access

### Rear Hallway

radiator, laminate flooring, access to utility room and bar

### Utility Room

laminate flooring, wall mounted boiler

### Bar/Entertaining Room 16'6" x 7'4" (5.03 x 2.24)

uPVC double glazed french doors to front, laminate flooring, radiator

### First Floor

Rear hallway giving access to utility and bar

### Landing

loft access, built in cupboard

### Bedroom 1 13'10" (max) x 16'6" (4.22 (max) x 5.03)

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

### Bedroom 2 17'8" x 9'11" (max) (5.38 x 3.02 (max))

two uPVC double glazed windows to front aspect, radiator, laminate flooring, built in cupboard

### Bedroom 3 13'9" (max) x 11'9" (4.19 (max) x 3.58)

uPVC double glazed window to rear aspect, radiator, laminate flooring

### Bedroom 4 15'3" x 7'7" (4.65 x 2.31)



uPVC double glazed window to front aspect, radiator

### Family Bathroom

modern white suite comprising; low level w.c., wash hand basin, panelled jacuzzi bath, shower cubicle with electric shower, tiled walls, tiled flooring, radiator, two uPVC double glazed frosted windows to rear aspect

### Outside

#### South Facing Rear Garden

good sized enclosed rear garden, timber decking, lawn, shed

#### Front Garden

open plan front with block paved driveway providing off road parking for a number of vehicles

### Additional Information

Tenure : Freehold

Council Tax Band : D

Local Authority : Sefton

## Agents Note

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