



Twigden Close, Aintree, Liverpool, L10 1NG £179,950

Grosvenor Waterford are delighted to offer for sale this three bedroom semi detached property situated on the popular Leagate/Twigden development. The recently renovated spacious accommodation briefly comprises; entrance hall, lounge, dining kitchen and conservatory. To the first floor there are three bedrooms, the master having en suite and a family bathroom. Outside there is a private rear garden which is not overlooked and open plan landscaped front with tarmac driveway running down the side. The property also benefits from majority new floorings, gas central heating, solar panels and uPVC double glazing and is offered with no ongoing chain. An early viewing is recommended to appreciate this ideal family home.



Entrance Hall

uPVC front door, radiator, new laminate flooring, stairs to first floor

Lounge

15'1" x 12'0" (4.60m x 3.68m)

uPVC double glazed bay window to front aspect with new blinds, radiator, electric fire in feature surround, new laminate flooring

Dining Kitchen

15'5" x 9'4" (4.71m x 2.86m)

modern fitted kitchen with a range of base and wall cabinets with complementary worktops, new integrated oven and hob with extractor over, plumbing for washing machine, radiator, laminate flooring, radiator, built in cupboard, uPVC double glazed patio doors to conservatory, uPVC double glazed window to rear aspect

Conservatory

11'1" x 9'8" (3.38m x 2.95m)

uPVC double glazed conservatory with door to rear garden, laminate flooring, new blinds

First Floor

Landing

access to loft space, built in cupboard, new carpet

Master Bedroom

11'8" x 9'0" (3.58m x 2.76m)

uPVC double glazed window to front aspect with new blinds, radiator, new laminate flooring

En Suite

9'0" x 2'11" (2.76m x 0.89m)

shower cubicle with mains shower, wash hand basin and low level w.c., radiator, tiled floor and part tiled walls, uPVC double glazed frosted window to side aspect

Bedroom 2

9'8" x 9'0" (2.95m x 2.76m)

uPVC double glazed window to rear aspect with new blinds, radiator, new laminate flooring

Bedroom 3

7'4" x 6'1" (2.25m x 1.87m)

uPVC double glazed window to front aspect with new blinds, radiator, new laminate flooring

Family Bathroom

6'0" x 5'7" (1.85m x 1.72m)

modern white suite with wash hand basin, low level w.c. and bath, radiator, tiled floor and walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden

good sized rear garden which is not overlooked laid mainly to lawn with established planting, patio area, shed, gated access to front

Front Garden

landscaped front with tarmac drive running to side of property

Agents Note

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Tenure/Council Tax

Tenure : Leasehold

Council Tax Band : C

Local Authority : Liverpool CC

