



**Aintree Lane, Aintree Village, Liverpool, L10 2JL**  
**£225,000**

Grosvenor Waterford are delighted to offer for sale this impressively extended four bedroom bow bay semi detached house situated in sought after Aintree Village. The property benefits from a double storey extension to the side and a pitched roof single storey extension to the rear, thereby providing spacious accommodation briefly comprising; entrance porch, hall, lounge, extended living room, extended kitchen, utility and downstairs shower room. To the first floor there are four bedrooms and a family bathroom. Outside there is a south west facing rear garden and good sized front garden with ample off road parking. The property benefits from uPVC double glazing and is offered with no ongoing chain. A great sized family home with lots of potential - early viewing definitely recommended.



### Entrance Porch

uPVC double glazed windows and door, tiled floor

### Hall

stairs to first floor, built in cupboard

### Lounge

9'10" (+bay) x 11'5" (3.01m (+bay) x 3.49m)  
uPVC double glazed bow bay window to front aspect, laminate flooring

### Living Room

18'2" x 11'5" (5.56m x 3.49m)  
uPVC double glazed french doors to rear garden

### Extended Kitchen

14'0" x 6'10" (4.27m x 2.09m)  
uPVC double glazed windows to side and rear aspects

### Utility Room

9'3" x 6'0" (2.83m x 1.85m)  
uPVC double glazed window and door to rear aspect

### Downstairs Shower Room

7'1" x 6'0" (2.17m x 1.85m)  
uPVC double glazed window to front aspect, shower cubicle

### First Floor

#### Landing

access to loft space

#### Bedroom 1

14'0" (into bay) x 8'9" (+wardrobes) (4.27m (into bay) x 2.67m (+wardrobes))  
uPVC double glazed bow bay window to front aspect, fitted wardrobes

#### Bedroom 2

10'5" x 10'7" (3.20m x 3.25m)  
uPVC double glazed window to rear aspect, laminate flooring

#### Bedroom 3

8'4" x 7'10" (2.55m x 2.39m)  
uPVC double glazed window to rear aspect

#### Bedroom 4

16'9" x 6'1" (5.12m x 1.87m)  
uPVC double glazed windows to front and rear aspects, laminate flooring

### Family Bathroom

7'4" x 7'5" (2.25m x 2.27m)  
spacious bathroom with panelled bath, wash hand basin and low level w.c., tiled floor and walls, uPVC double glazed frosted window to front aspect

### Outside

#### South West Facing Rear Garden

good sized rear garden

#### Front Garden

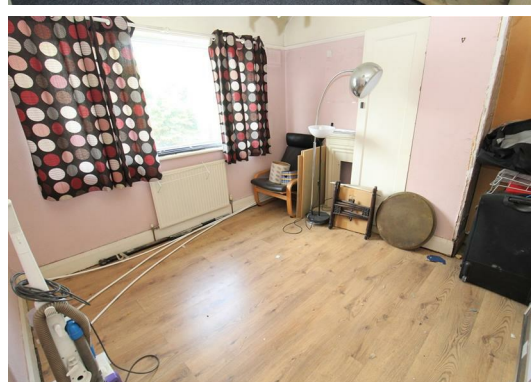
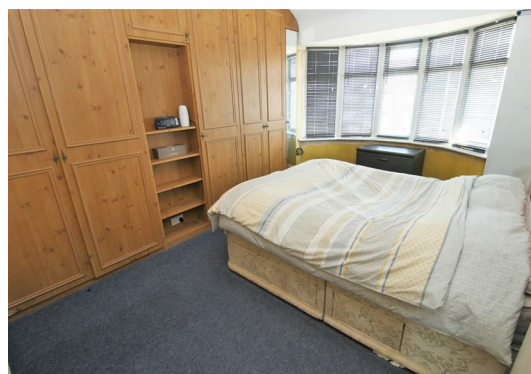
open plan front providing plenty of off road parking

### Additional Information

Tenure : Freehold  
Council Tax Band : D  
Local Authority : Sefton

### Agents Note

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate. We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting [www.gov.uk/government/organisations/land-registry](http://www.gov.uk/government/organisations/land-registry).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		51	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		43	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			