



Beaumont Drive, Aintree Village, Liverpool, L10 8LS £315,000

A fantastic opportunity to purchase an original four bedroom detached house, with an extension to the rear in one of the most sought after roads in Aintree Village. The beautifully presented accommodation briefly comprises; entrance hall, lounge, sitting room, dining room, kitchen/breakfast room and downstairs bathroom. To the first floor there are four double bedrooms and a shower room. Outside there is a good sized private rear garden with detached summerhouse/conservatory and walled front with open access to a block paved driveway. The property also benefits from uPVC double glazing and gas central heating. A great sized detached family home - early viewing recommended.



Entrance Hall

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

Lounge

14'6" x 11'4" (4.42m x 3.47m)

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

Sitting Room

20'5" x 9'10" (6.23m x 3.02m)

uPVC double glazed window to side aspect, electric fire in feature surround, radiator, laminate flooring, uPVC double glazed french doors to rear garden

Dining Room

10'4" x 9'10" (3.16m x 3.02m)

tiled floor, radiator, built in cupboard, open to kitchen

Kitchen

9'0" x 16'2" (2.76m x 4.95m)

modern white kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, space for fridge freezer, plumbing for washing machine, tiled floor, two uPVC double glazed windows to rear aspect, stable door to rear garden

Downstairs Bathroom

10'4" x 5'11" (3.16m x 1.81m)

white suite comprising; corner bath, low level w.c. and wash hand basin, radiator, tiled floor and walls, uPVC double glazed frosted window to side aspect

First Floor

Landing

access to loft space, built in cupboard

Bedroom 1

13'6" x 10'7" (4.14m x 3.23m)

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

Bedroom 2

10'4" x 15'9" (3.17m x 4.81m)

uPVC double glazed window to front aspect, radiator, built in cupboard

Bedroom 3

14'9" x 8'7" (4.51m x 2.62m)

uPVC double glazed window to rear aspect, radiator

Bedroom 4

11'7" x 10'7" (max) (3.54m x 3.23m (max))

Shower Room

5'6" x 7'11" (1.69m x 2.43m)

modern shower room with walk in shower with mains shower, wash hand basin and low level w.c., heated towel rail, tiled walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden

good sized landscaped rear garden with block paved patio and lawn with established borders

Detached Conservatory/Summerhouse

10'5" x 9'7" (3.18m x 2.93m)

Front Garden

walled front with open access to block paved driveway, gated access to rear garden

Integral Garage

up and over door, power and light

Additional Information

Tenure : Freehold

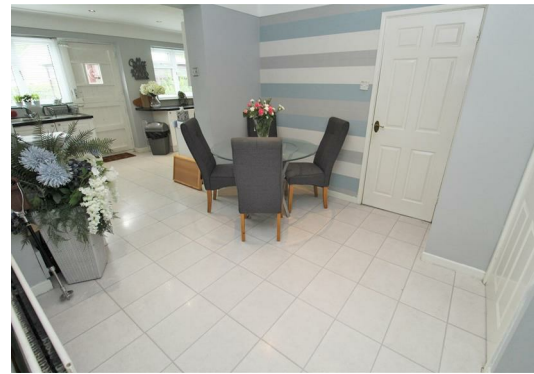
Council Tax Band : D

Local Authority : Serfton

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C		62	
(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			76
(69-80) C		58	
(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			