



Aintree Lane, Aintree Village, Liverpool, L10 2JW

Grosvenor Waterford
ESTATE AGENTS LIMITED



THREE BEDROOM SEMI DETACHED ENJOYING A CORNER PLOT & SOUTH FACING REAR GARDEN

Grosvenor Waterford are delighted to offer for Sale this beautiful and extended three bedroom semi detached bow bay property. The accommodation briefly comprises; entrance hall, dining room and open plan family room/kitchen fitted in 2021. To the first floor there are three good sized bedrooms and a family bathroom. Outside there is a south facing rear garden extending around to the side and walled front with lawn and open access to a large block paved driveway. There is also a separate drive to the rear leading to a detached garage. The property also benefits from uPVC double glazing and new roof (both approx 5 years ago) and gas central heating.

£264,000



Entrance Hall



composite front door, radiator, luxury vinyl flooring, understairs cupboard, stairs to first floor

Lounge 11'10" (into bay) x 11'5" (3.63m (into bay) x 3.49m)

uPVC double glazed bow bay window to front aspect, radiator

Open Plan Family Room/Kitchen 17'7" (max) x 18'8" (max) (5.36m (max) x 5.70m (max))



stunning white high gloss kitchen opening onto an living and dining area with a good range of white high gloss base and wall cabinets with complementary worktops and centre island with breakfast bar, integrated appliances (double oven, induction hob with extractor over, microwave, dishwasher, washing machine and wine cooler), space for american style fridge freezer, two vertical radiators, luxury vinyl flooring, inset ceiling spotlights, two skylights, uPVC double glazed windows and french doors to rear garden

First Floor

Landing

uPVC double glazed window to side aspect, access to loft space

Bedroom 1 13'11" (into bay) x 10'6" (4.26m (into bay) x 3.21m)



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

Bedroom 2 10'4" x 10'6" (3.17m x 3.21m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 8'4" x 7'11" (2.55m x 2.43m)



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

Family Bathroom 7'2" x 7'7" (2.20m x 2.32m)



modern white suite comprising; jacuzzi bath, separate shower with mains shower, low level w.c. and wash hand basin, chrome heated towel rail, inset ceiling spotlights, tiled floor and walls, uPVC double glazed windows to front and side aspects

Outside

South Facing Rear Garden



rear garden extending around to the side with patio area, lawn and timber deck, gated access to rear and front

Detached Garage

accessed by separate driveway to the rear, with up and over door and power and light, door to rear garden

Front Garden

walled front with open access to lawn and large block paved driveway

Additional Information

Tenure : Freehold
Council Tax Band : C
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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			
(69-80) C			
(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	



