



Grosvenor Waterford
ESTATE AGENTS LIMITED

Ashbrook Drive, Fazakerley, Liverpool, L9 7LU



Grosvenor Waterford are delighted to offer for sale this fabulous executive five bedroom detached house enjoying a large corner plot and situated close to Aintree Hospital. The large and spacious accommodation briefly comprises; entrance hall, lounge, large kitchen/dining room, sitting room, downstairs w.c. and utility. To the first floor there are five bedrooms, two with ensuite and a family bathroom. Outside there is a good sized private south facing rear garden and open plan front with driveway leading to the detached garage. The property also benefits from uPVC double glazing and gas central heating with a new boiler installed in 2021. Viewing recommended for this stunning family home.

Offers over £315,000



Entrance Hall

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

Lounge 15'10" x 10'3" (4.84m x 3.13m)

uPVC double glazed window to front aspect, living flame glass fronted fire, two radiators, laminate flooring, open to dining room

Sitting Room 8'6" x 9'10" (2.60m x 3.00m)



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

Dining Kitchen 26'8" x 8'11" + 7'2" x 8'9" (8.13m x 2.73m + 2.19m x 2.67m)



fabulous open plan kitchen, dining and entertaining area with a range of base and wall cabinets with complementary worktops, range cooker with extractor over, space for american style fridge freezer, plumbing for dishwasher, two radiators, laminate flooring, inset ceiling spotlights, understairs cupboard, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

Utility

base cabinets with complementary worktops, plumbing for washing machine, space for tumble dryer, combi boiler (approx 18mths old)

Downstairs W.C. 5'0" x 2'8" (1.53m x 0.82m)

low level w.c. and wash hand basin, radiator, tiled floor and splashback, uPVC double glazed window to front aspect

Frist Floor

Landing

access to loft space

Bedroom 1 11'6" x 12'9" (3.52m x 3.91m)



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

Ensuite 6'8" x 4'1" (2.05m x 1.25m)

low level w.c., wash hand basin, radiator, uPVC double glazed window to side aspect

Bedroom 2 8'11" x 12'3" (2.73m x 3.75m)



uPVC double glazed window to rear aspect, radiator

Ensuite 6'8" x 5'6" (2.05m x 1.68m)

shower cubicle with mains shower, low level w.c. and wash hand basin, chrome heated towel rail, tiled floor and part tiled walls

Bedroom 3 8'11" x 9'5" (2.72m x 2.89m)



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

Bedroom 4 10'2" x 11'6" (3.12m x 3.53m)



uPVC double glazed window to front aspect, radiator, laminate flooring, built in wardrobes

Bedroom 5 6'5" x 7'1" (1.97m x 2.16m)

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

Family Bathroom 6'3" x 5'8" (1.92m x 1.73m)



modern white suite comprising; panelled bath, low level w.c. and wall hung wash basin, radiator, tiled floor and part tiled walls, uPVC double glazed frosted window to rear aspect

Outside

South Facing Rear Garden

private split level rear garden with large patio area with shed and gated access to front and steps leading down to walled lawned area

Open Plan Front Garden

lawned area extending around to the side with tarmac drive leading to a detached garage

Detached Garage

up and over door, power and light, door to rear garden

Additional Information

Tenure : Freehold

Council Tax Band : D

Local Authority : Liverpool

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			
(55-68) D		65	
(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	



