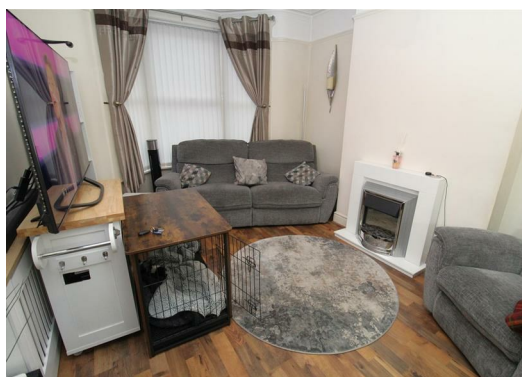
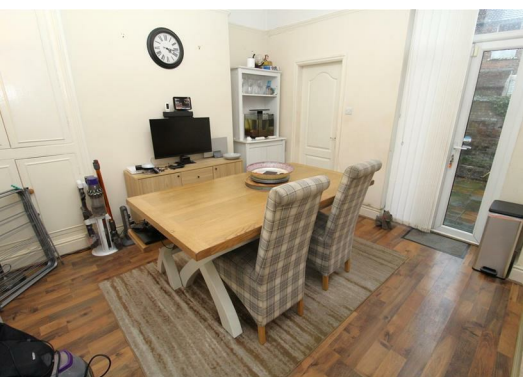




## Monville Road, Aintree, Liverpool, L9 9DF £135,000

Grosvenor Waterford are delighted to offer for sale this spacious three bedroom terraced house situated in the sought after 'Villes' off Longmoor Lane and convenient for local schools, shops and transport links. The well presented accommodation briefly comprises; entrance hall, lounge, dining room, kitchen and utility room. To the first floor there are three bedrooms and a modern family bathroom. Outside there is a rear courtyard. The property benefits from uPVC double glazing and gas central heating. An early viewing is considered essential, ideal for a first time buyer or investor.



**Entrance Hall**

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

**Lounge**

13'1" x 11'6" (4.01m x 3.51m)  
uPVC double glazed bay window to front aspect, radiator, laminate flooring

**Dining Room**

12'4" x 10'4" (3.77m x 3.16m)  
uPVC double glazed french doors to rear garden, radiator, laminate flooring, radiator, door to utility, open to kitchen

**Kitchen**

8'4" x 5'6" (2.55m x 1.70m)  
fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, tiled floor and splashbacks, uPVC double glazed window to rear aspect

**Utility Room**

base cabinets with complementary worktop, space for tumble dryer, radiator, laminate flooring, uPVC double glazed window to rear aspect

**First Floor**

**Landing**

access to loft space

**Bedroom 1**

13'4" (+bay) x 11'1" (4.07m (+bay) x 3.40m)  
uPVC double glazed bay window to front aspect, radiator

**Bedroom 2**

12'4" x 11'1" (3.76m x 3.40m)  
uPVC double glazed window to rear aspect, radiator, built in cupboard (housing boiler)

**Bedroom 3**

10'0" x 6'1" (3.05m x 1.87m)  
uPVC double glazed window to front aspect, radiator

**Family Bathroom**

6'4" x 6'1" (1.95m x 1.87m)  
modern bathroom with white suite comprising; enclosed bath with electric shower over, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

**Outside**

**Front**

walled front with open access

**Rear Courtyard**

walled courtyard with gated access to rear

**Additional Information**

Tenure : Freehold  
Council Tax Band : A  
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](http://www.gov.uk/government/organisations/land-registry).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-81) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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		88
(81-81) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		