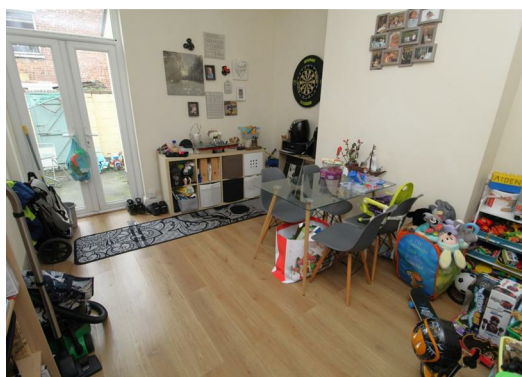




Cornett Road, Aintree, Liverpool, L9 0HH £135,000

Grosvenor Waterford are delighted to offer for sale this well presented three bedroom terraced property in a sought after location of Aintree, convenient for all local amenities and transport links. The accommodation briefly comprises; entrance hall, lounge, dining room, kitchen and utility room accessed via the rear courtyard. The property also benefits from gas central heating and uPVC double glazing. A viewing is essential to appreciate this ideal family home, suitable particularly for a first time buyer or investor.



Entrance Hall

composite front door, radiator, stairs to first floor

Lounge

12'3" (+bay) x 12'7" (3.74m (+bay) x 3.85m)
uPVC double glazed curved bay window to front aspect, radiator, laminate flooring

Dining Room

13'4" x 11'1" (4.07m x 3.38m)
uPVC double glazed french doors to rear courtyard, radiator, laminate flooring

Kitchen

10'0" x 6'8" (3.05m x 2.05m)
modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven an hob with extractor over, space for fridge freezer, plumbing for washing machine, tiled floor and part tiled walls, radiator, inset ceiling spotlights, uPVC double glazed window to rear aspect

Utility Room

7'3" x 5'10" (2.22m x 1.78m)
uPVC door, radiator

First Floor

Landing

Bedroom 1

14'10" (into bay) x 10'8" (4.53m (into bay) x 3.27m)
uPVC double glazed curved bay window to front aspect, radiator

Bedroom 2

13'3" x 10'9" (4.06m x 3.28m)
uPVC double glazed window to rear aspect, radiator, built in cupboard (housing boiler)

Bedroom 3

9'1" x 7'1" (2.79m x 2.17m)
uPVC double glazed window to front aspect, radiator

Family Bathroom

7'3" x 7'1" (2.23m x 2.17m)
modern white suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., tiled floor and walls, radiator, inset ceiling spotlights, access to loft space, uPVC double glazed frosted window to rear aspect

Outside

Rear Courtyard

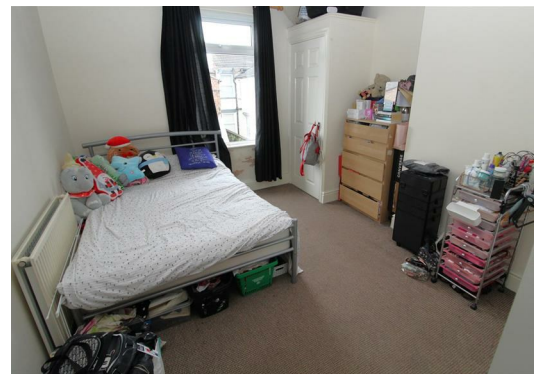
Additional Information

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		66	
(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			88
(81-91) B			
(69-80) C		61	
(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			