



Eton Drive, Aintree Village, Liverpool, L10 2JZ £270,000

A fantastic opportunity to purchase this impressively extended two bedroom semi detached dormer bungalow, situated in sought after Aintree Village. This stunning property has been thoughtfully extended and briefly comprises; entrance hall, lounge, fabulous fitted kitchen with integrated appliances and granite worktops, dining room with roof lanterns and bi-fold doors onto the rear garden, two bedrooms and bathroom to the ground floor, with a part converted loft to the first floor, accessed via stairs. Outside there is private rear garden, which looks onto Davenhill Primary School fields and an open plan front with ample off road parking. The property benefits from uPVC double glazing and gas central heating. An early viewing of this unique bungalow is considered essential.



Entrance Hall

composite front door, radiator, stairs to first floor

Lounge

15'2" x 12'6" (4.64m x 3.83m)
cast iron wood burning stove in feature fireplace, radiator, open to dining room

Dining Room

20'3" x 13'3" (6.19m x 4.05m)
two uPVC roof lanterns, uPVC bi fold doors to rear garden, uPVC double glazed window to rear aspect, two radiators, porcelain tiled flooring, built in wine cooler, open to kitchen and lounge

Kitchen

11'6" x 8'10" (3.52m x 2.71m)
modern fitted kitchen with a range of navy base and wall units with complementary granite worktops and upstands, gas range cooker with extractor over, integrated dishwasher, microwave and washing machine, porcelain tiled floor, velux rooflight, uPVC double glazed window to side aspect

Bedroom 1

14'4" x 11'5" (4.37m x 3.48m)
uPVC double glazed window to front aspect, vertical radiator, modern fitted wardrobes

Bedroom 2

9'11" x 9'8" (3.04m x 2.97m)
uPVC double glazed window to front aspect, radiator

Family Bathroom

8'9" x 6'5" (2.67m x 1.97m)
uPVC double glazed frosted window to side aspect, roll top bath with chrome feet and wall mounted tap, separate shower cubicle with mains shower, low level w.c., wash hand basin in modern vanity cabinet, anthracite heated towel rail, tiled floor and part tiled walls

First Floor

Loft Room

14'10" x 14'8" (4.54m x 4.49m)
part finished and currently used for storing, velux rooflight

Outside

Rear Garden

good sized garden which is not overlooked with lawn, patio and shed, gated access to front

Front Garden

open plan front garden with paved driveway and gravel area

Additional Information

Tenure : Freehold
Council Tax Band : Sefton
Local Authority : C

Agents Note

All property descriptions comply with Consumer Protection from Unfair Trading Regulations (2008) and Business Protection from Misleading Marketing Regulation (2008). All room measurements are approximate and given for guidance purposes only. All services and appliances have not been tested.

