



Wango Lane, Aintree Village, Liverpool, L10 8JG

Grosvenor Waterford
ESTATE AGENTS LIMITED



A fantastic opportunity to purchase this very special four bedroom bow bay Sefton semi detached house, which has been thoughtfully extended and improved and transformed into a stunning family home. Situated on popular Wango Lane in sought after Aintree Village the beautifully presented accommodation (which benefits from a wrap around ground floor extension and large loft conversion) briefly comprises; entrance hall, lounge, fabulous 'L' shaped dining kitchen (fitted in 2021) and opening on to a family room, separate sitting room and downstairs w.c.. To the first floor there are three good sized bedrooms and a stylish family bathroom. To the second floor there is a master bedroom with skylights and dormer windows and ensuite shower room. Outside there is an enclosed rear garden and an open plan front with newly laid block paved drive. The property also benefits from uPVC double glazing with new windows to the rear aspect and gas central heating with a Worcester boiler fitted in 2021. A superb property, improved to an impeccably high standard - early viewing highly recommended.

£340,000



Entrance Hall

composite front door, laminate flooring, meter cupboard, feature radiator, stairs to first floor, built in cupboard

Lounge 14'3" (+bay) x 13'3" (into alcove) (4.35m (+bay) x 4.05m (into alcove))



uPVC double glazed bow bay window to front aspect, living flame gas fire in feature surround, laminate flooring, radiator

Open Plan Dining Kitchen 19'9" (max) x 16'0" (max) (6.02m (max) x 4.90m (max))



stunning 'L' shaped dining kitchen fitted in 2021, which opens into the cosy family room, featuring a range of white high gloss wall and base cabinets with complementary worktops, integrated oven, combination oven and hob with extractor over, integrated larder fridge and larder freezer, integrated dishwasher, washing machine and wine cooler, laminate flooring, vertical radiator, tiled floor and splashbacks, french doors to sitting room, uPVC double glazed window to rear aspect, uPVC double glazed french doors to garden

Family Room 10'9" x 9'4" (3.29m x 2.87m)



vertical radiator, tiled flooring, open to dining kitchen

Sitting Room 17'8" x 7'2" (5.39m x 2.20m)



versatile room with uPVC double glazed french doors to garden, feature radiator, laminate flooring

- 4 Bedroom Bow Bay Sefton Semi
- EPC Rating D
- Wrap Around Extension
- Loft Conversion with ensuite
- Gas Central Heating (new boiler)
- uPVC Double Glazing
- New Kitchen fitted 2021

Downstairs W.C.

modern white suite comprising; low level w.c., wash hand basin, part tiled walls, tiled flooring

First Floor

Landing

uPVC double glazed window to side aspect, stairs to second floor

Bedroom 2 13'1" (+bay) x 10'11" (+ door recess) (4.01m (+bay) x 3.34m (+ door recess))



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

Bedroom 3 11'8" x 11'0" (+ door recess) (3.57m x 3.36m (+ door recess))



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

Master Bedroom 8'10" x 7'8" (2.71m x 2.36m)



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

Family Bathroom

modern white suite comprising; low level w.c., stylish wash hand basin in vanity cabinet, panelled bath with shower tap, shower cubicle with mains shower, chrome heated towel rail, tiled walls, tiled flooring, inset ceiling spotlights, uPVC double glazed frosted windows to side and rear aspects

Second Floor

Landing

uPVC double glazed window to side aspect

Master Bedroom

fabulous master bedroom with two skylights to front aspect and an additional uPVC double glazed window to rear, fitted wardrobes, under eaves storage, radiator, inset ceiling spotlights, door to ensuite

Ensuite

modern white suite comprising; low level w.c., wash hand basin, shower cubicle with mains shower, tiled flooring, part tiled walls, radiator, uPVC double glazed window to rear aspect

Outside

Rear Garden

good sized rear garden with lawn, two patio, split level timber deck with gazebo, shrub and flower beds, pebbled borders

Front Garden

open plan front with block paved driveway for a number of cars

Additional Information

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

Agents Note

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