



## Wyresdale Road, Aintree, Liverpool, L9 0JR £169,950

Grosvenor Waterford are delighted to offer for sale this large four bedroom terraced house with loft conversion, situated in a popular location off Warbreck Moor. This spacious accommodation briefly comprises; entrance hall, lounge, family room and kitchen. To the first floor there are four bedrooms and a stylish bathroom. To the second floor is a loft room with skylight. Outside there is a rear courtyard and walled front. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A fabulous sized family home - early viewing is a must.



### Entrance Hall

uPVC front door, karndean flooring, radiator, stairs to first floor

### Lounge

11'5" (+bay) x 12'9" (3.50m (+bay) x 3.89m)

uPVC double glazed bay window to front aspect, coal fire in feature surround, radiator, karndean flooring

### Family Room

15'7" (max) x 18'8" (max) (4.75m (max) x 5.69m (max) )

great entertaining space with gas fire in feature surround, radiator, laminate flooring, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear courtyard

### Kitchen

10'6" (max) x 7'6" (3.21m (max) x 2.30m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, gas range cooker, tiled flooring and splashbacks, uPVC double glazed windows to side and rear aspects

### First Floor

#### Landing

stairs to second floor, radiator

#### Bedroom 1

11'6" (+bay)x 10'11" (3.52m (+bay)x 3.35m)

uPVC double glazed bay window to front aspect, radiator, laminate flooring, fitted bedroom furniture

#### Bedroom 2

12'8" x 10'3" (3.87m x 3.14m)

uPVC double glazed window to rear aspect, radiator, fitted bedroom furniture

#### Bedroom 3

7'3" x 7'2" (2.21m x 2.19m)

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

#### Bedroom 4

10'2" x 7'8" (3.11m x 2.36m)

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

### Family Bathroom

10'6" (+cupboards) x 4'8" (3.22m (+cupboards) x 1.43m)

spacious bathroom with modern white suite comprising; designer corner bath with shower over, low level w.c. and wash hand basin, chrome heated towel rail, tiled floor and walls, built in cupboards, uPVC double glazed frosted window to rear aspect

### Second Floor

#### Loft Room

11'10" (max) x 15'5" (max) (3.61m (max) x 4.72m (max))

skylight to rear aspect, laminate flooring, under eaves storage, fitted wardrobes

### Outside

#### Rear Courtyard

walled courtyard with recently rendered walls to the house, lawn, patio area, gated access to rear

#### Front

walled front with pedestrian gated access

### Additional Information

Tenure : Freehold

Council Tax Band : B

Local Authority : Liverpool

