



## Altway, Aintree Village, Liverpool, L10 2LQ £234,950

Grosvenor Waterford are delighted to offer for sale this immaculately presented and three bedroom semi detached house situated in a popular location and convenient for local shops, schools and Old Roan Station. The spacious accommodation briefly comprises; entrance hall, lounge, dining room and kitchen. To the first floor there are three good sized bedrooms and a shower room. Outside there is a south facing rear garden and a front garden with off road parking leading via double gates to an detached garage. The property also benefits from uPVC double glazing and gas central heating with a new Worcester boiler. This is a lovely family home - early viewing recommended.



### Entrance Hall

uPVC front door, radiator, stairs to first floor, understairs cupboard

### Lounge

14'4" x 12'10" (4.39m x 3.93m)

uPVC double glazed window to front aspect, gas fire in feature surround, radiator, double folding doors to dining room

### Dining Room

10'4" x 9'5" (3.17m x 2.89m)

uPVC double glazed french doors to rear garden, radiator

### Kitchen

10'4" x 9'4" (3.15m x 2.86m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated double oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, recently installed Worcester boiler, radiator, uPVC double glazed window to rear aspect, door to rear garden

### First Floor

#### Landing

uPVC double glazed window to side aspect, built in cupboard, access to loft space

#### Bedroom 1

13'2" x 8'7" (+wardrobes) (4.02m x 2.63m (+wardrobes))

uPVC double glazed window to front aspect, radiator, full length fitted wardrobes

#### Bedroom 2

11'10" x 10'8" (3.63m x 3.27m)

uPVC double glazed window to rear aspect, radiator

#### Bedroom 3

8'5" x 8'6" (2.57m x 2.61m)

uPVC double glazed window to front aspect, radiator, built in cupboard

### Shower Room

5'10" x 8'4" (1.78m x 2.56m)

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

### Outside

#### South Facing Rear Garden

good sized paved rear garden with access to detached garage and store

#### Front Garden

walled front with open access to good sized paved driveway with double gates giving access to further paved drive and detached garage

#### Detached Garage

up and over door, glazed window to side aspect

### Additional Information

Tenure : Freehold

Council Tax Band : C

Local Authority : Sefton

### Agents Note

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