



**Tonbridge Drive, Aintree Village, Liverpool, L10 6LR**

**Grosvenor Waterford**  
ESTATE AGENTS LIMITED



Stunning family home with the Wow factor throughout. As agents, Grosvenor Waterford bring to the market for Sale this truly fabulous three bedroom Sefton semi detached house situated in Aintree Village. The spacious accommodation has been further enhanced with a wrap around single storey extension and comprises; entrance porch, hall, lounge, large open plan kitchen/family room with quality cabinets, quartz worktops and centre island, integrated appliances and bi-fold doors to the south facing rear garden. There is also a downstairs shower room and utility room. To the first floor there are three good sized bedrooms and a family bathroom. Outside there is a great sized rear garden with access to the detached outbuilding which has been converted to a gym and an open plan front with impressive resin driveway leading to the integral garage. The property benefits from uPVC double glazing (new windows/doors to the extension) and gas central heating. The current owners have created a wonderful family home in a great location in easy walking distance of local shops, GP surgery, primary schools, Old Roan train station and the motorway network - viewing definitely recommended.

£315,000



**Entrance Porch 4'1" x 8'2" (1.27m x 2.50m)**

uPVC double glazed front door and uPVC double glazed windows to front and side aspects, inset ceiling spotlights, tiled floor

**Hall 16'3" x 6'4" (4.96m x 1.95m)**

stairs to first floor, radiator, solid wood flooring, built in cupboard

**Lounge 14'5" x 11'11" (4.40m x 3.64m )**

uPVC double glazed window to front aspect, radiator, solid wood flooring

**Kitchen/Family Room 21'1" (max) x 23'1" (max) (6.45m (max) x 7.05m (max))**



stunning entertaining room renovated in 2021 with quality kitchen cabinets with complementary quartz worktops and centre island with Bosch induction hob and pop up Neff downdraft extractor, integrated Neff oven and microwave, integrated fridge freezer and dishwasher, two vertical radiators, luxury vinyl flooring, inset ceiling spotlights, uPVC

double glazed window and door to rear aspect, uPVC double glazed bi-fold doors to rear garden, two velux skylights

**Utility Room 10'10" x 7'7" (3.32m x 2.33m)**



range of base, wall and larder cabinets with complementary worktops and sink, plumbing for washing machine, radiator, inset ceiling spotlights, tiled floor, velux skylight, door to garage

**Shower Room 9'3" x 4'4" (2.82m x 1.34m)**

completed in 2021 with white suite comprising; shower cubicle with mains shower, wall hung wash basin and low level w.c. in vanity cabinets, stylish grey heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

**First Floor**

**Landing**

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

**Bedroom 1 13'5" x 10'11" (4.10m x 3.33m)**



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

**Bedroom 2 11'6" x 10'11" (3.53m x 3.33m)**



uPVC double glazed window to rear aspect, radiator

### Bedroom 3 10'5" x 9'1" (3.19m x 2.78m)



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

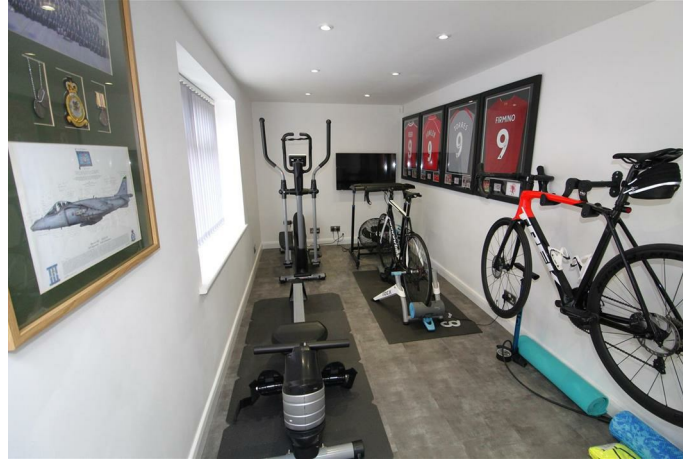
### Family Bathroom 5'5" x 8'7" (1.66m x 2.64m)



stylish bathroom renovated in 2021 with 'p' shaped bath with mains shower over, wall hung wash hand basin in vanity cabinet and low level w.c., designer vertical heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed windows to side and rear aspects

### Outside

### Detached Outbuilding (Gym) 15'1" x 6'11" (4.60m x 2.13m)



detached building currently used as a gym, with uPVC full glazed door and uPVC double glazed window looking onto the rear garden, inset ceiling spotlights, luxury vinyl flooring

### South Facing Rear Garden

great sized rear garden with patio, lawn with shrub borders, barbecue area

### Front Garden

fabulous open plan front with planted border and resin driveway providing ample off road parking and leading to the integral garage

### Integral Garage 17'5" x 8'4" (5.33m x 2.55m)

up and over door, power and light

### Additional Information

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

### 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](http://www.gov.uk/government/organisations/land-registry).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		64	78
England & Wales		EU Directive 2002/91/EC	



