



Ainsdale Close, Aintree, Liverpool, L10 1ND £155,000

Grosvenor Waterford are delighted to offer for sale this extended three bedroom semi detached property situated in a small cul de sac off the popular Sherwoods Lane in Aintree. The accommodation briefly comprises; entrance hall, 'L' shaped living room, dining room and kitchen. To the first floor there are three bedrooms and a shower room. Outside there is a rear garden and block paved front providing off road parking and leading to the integral garage. The property benefits from double glazing and gas central heating. Offered with no ongoing chain this property has the potential to be a modern and spacious family home in the Sefton schools catchment area - viewing highly recommended.



Hall

front door, radiator, stairs to first floor

Living Room

14'11" x 8'6" + 8'0" x 6'10" (4.56m x 2.60m + 2.46m x 2.09m)

'L' shaped living room with double glazed window to side aspect, two radiators, feature fire surround with electric fire, open to dining room

Dining Room

8'11" x 7'5" (2.72m x 2.28m)

double glazed patio doors to rear garden, open to kitchen

Kitchen

14'4" x 7'2" (4.38m x 2.19m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, tiled walls, double glazed window and door to rear aspect

First Floor

Landing

double glazed window to side aspect, access to loft space

Bedroom 1

14'1" x 9'5" (4.30m x 2.88m)

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

Bedroom 2

12'4" x 9'3" (3.78m x 2.84m)

double glazed window to rear aspect, radiator, built in cupboard

Bedroom 3

9'3" x 6'4" (2.82m x 1.95m)

double glazed window to rear aspect, radiator

Shower Room

8'5" x 6'6" (2.59m x 2.00m)

white suite comprising; quadrant shower cubicle, wash hand basin and low level w.c., chrome heated towel rail, tiled walls, double glazed window to front aspect

Outside

Rear Garden

good sized rear garden with lawn, patio and mature borders

Front Garden

block paved driveway leading to integral garage

Integral Garage

up and over door, power and light

Additional Information

Tenure : Freehold

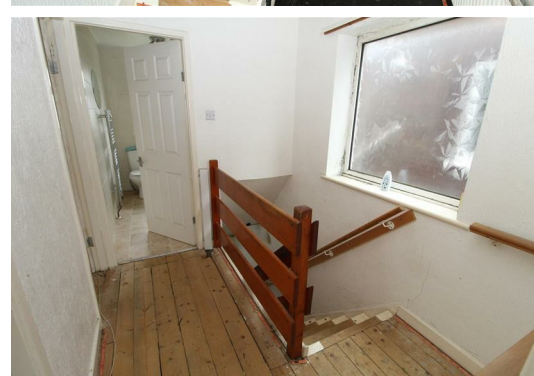
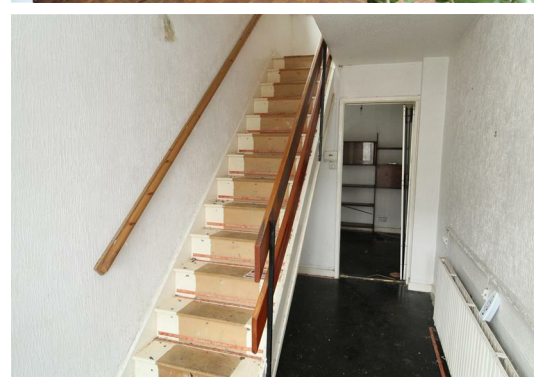
Council Tax Band : C

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		