



Eton Drive, Aintree Village, Liverpool, L10 2JZ £240,000

Grosvenor Waterford are delighted to offer for sale this extended and improved two bedroom semi detached bungalow situated in the heart of Aintree Village. The beautiful accommodation briefly comprises; vestibule, hall, lounge, dining room, stylish modern kitchen with integrated appliances, rear utility space, two double bedrooms and a shower room. Outside there is a lovely enclosed rear garden, which is not overlooked and a front garden with off road parking leading to a detached garage. The property also benefits from uPVC double glazing, gas central heating. Offered with no ongoing chain this stunning bungalow is well worth a viewing.



Vestibule

uPVC front door

Hall

composite front door, radiator, meter cupboards with new smart meters, tiled flooring, access to large loft space (loft has been boarded and houses new boiler)

Lounge

15'1" x 12'8" (4.60m x 3.88m)

glass fronted living flame gas fire in feature surround, tiled flooring, open to dining room

Dining Room

7'8" x 9'0" (2.35m x 2.76m)

uPVC double glazed patio doors to rear garden, tiled flooring, radiator

Kitchen

12'1" x 8'10" (3.70m x 2.70m)

fabulous fitted kitchen featuring a range of wall and base cabinets with contrasting black granite worktops and splashbacks, integrated Neff oven and hob with extractor over, integrated washing machine and fridge freezer, radiator, tiled floor, uPVC double glazed windows to side and rear aspects, door to rear utility space

Utility Space

uPVC double glazed window to rear aspect, tiled flooring, built in cupboard, composite door to garden

Bedroom 1

14'4" x 11'7" (4.39m x 3.55m)

uPVC double glazed bay window to front aspect, radiator, tiled flooring

Bedroom 2

8'3" x 9'11" (2.53m x 3.04m)

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

Shower Room

white suite comprising; walk in shower with electric shower, wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, tiled flooring, part tiled walls, built in cupboard, uPVC double glazed frosted window to side aspect

Outside

Rear Garden

lovely enclosed rear garden, lawn, patio, shrub and flower beds, gated access to front of house

Front Garden

walled front with open access to block paved driveway leading to the detached garage, lawn, gated access to rear of house

Detached Garage

up and over door, door to rear garden

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			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			