



## Downside Drive, Aintree Village, Liverpool, L10 8LJ £220,000

Grosvenor Waterford are pleased to offer for sale this three bedroom sought after Sefton semi detached house tucked away in a cul de sac off Wango Lane, Aintree Village and convenient for all local amenities including primary schools, shops and transport links. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, kitchen/breakfast room and rear porch/w.c.. To the first floor there are three good sized bedrooms and a modern shower room. Outside there is a good sized rear garden and a front garden with off road parking leading to an attached garage. The property also benefits from double glazing and gas central heating. Offered with no ongoing chain this property offers lots of potential for a buyer keen to put their own stamp on their forever home - viewing recommended.





**Entrance Porch**

front door, tiled floor

**Hall**

radiator, stairs to first floor

**Lounge**

14'3" x 11'8" (4.36m x 3.58m)

double glazed window to front aspect, wall mounted gas fire, radiator, double doors to dining room

**Dining Room**

10'5" x 10'0" (3.19m x 3.06m)

double glazed window to rear aspect, radiator

**Breakfast Kitchen**

10'5" (max) x 16'1" (3.19m (max) x 4.92m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, washing machine and dishwasher, laminate flooring, tiled splashbacks, built in pantry cupboard, two double glazed windows to rear aspect, door to rear porch and w.c..

**Rear Porch**

2'9" x 5'5" (0.86m x 1.67m)

**Downstairs W.C.**

**First Floor**

**Landing**

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

**Bedroom 1**

13'8" x 10'11" (+doorway) (4.18m x 3.35m (+doorway))

double glazed window to front aspect, radiator, fitted wardrobes

**Bedroom 2**

11'6" x 9'10" (+doorway) (3.51m x 3.02m (+doorway))

double glazed window to rear aspect, radiator, fitted wardrobes

**Bedroom 3**

10'5" x 7'0" (3.20m x 2.14m)

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

**Shower Room**

5'4" x 8'1" (1.65m x 2.48m)

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

**Outside**

**Attached Garage**

up and over door, power and light

**Rear Garden**

good sized rear garden laid mainly to lawn with mature planting, garden shed, gated access to front

**Front Garden**

walled front with open access to lawn and tarmac driveway leading to an attached garage

**Additional Information**

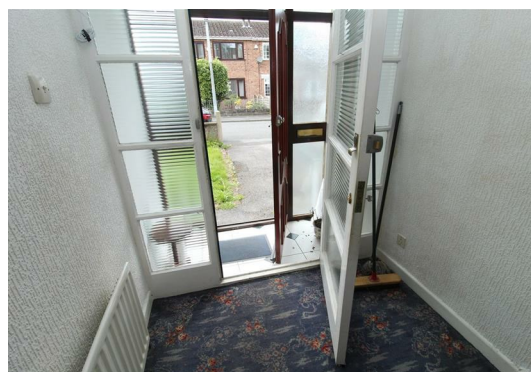
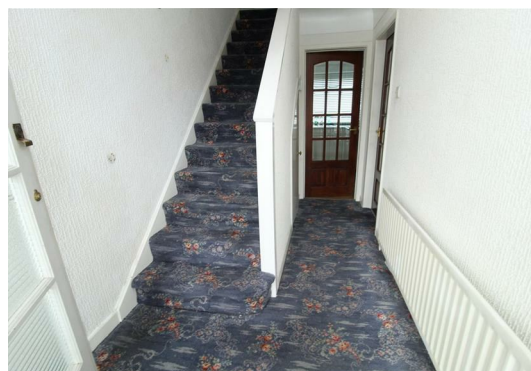
Tenure : Freehold

Council Tax Band : C

Local Authority : Serfton

**Agents Note**

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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			
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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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