



Grosvenor Waterford
ESTATE AGENTS LIMITED

Altway, Liverpool, Aintree Village, L10
£229,950

Grosvenor Waterford are delighted to offer for Sale this extended three bedroom Sefton semi detached house in popular Aintree Village and convenient for local shops, schools and transport links. The spacious accommodation briefly comprises; entrance hall, lounge, dining room, kitchen and extended large utility area. To the first floor there are three double bedrooms and a family bathroom. Outside there is a pleasant south facing rear garden and front garden with off road parking, leading to the attached garage. The property benefits from uPVC double glazing and gas central heating and is offered with the added advantage of no ongoing chain. Early viewing is recommended for this desirable family home.

Entrance Hall

front door, radiator, stairs to first floor

Lounge

14'5" x 13'3" (4.41m x 4.06m)

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

Dining Room

10'7" x 9'5" (3.24m x 2.89m)

uPVC double glazed french doors to rear garden, radiator

Kitchen

10'4" x 10'4" (3.17m x 3.17m)

base cabinets with complementary worktops, cooker, uPVC double glazed window to rear aspect, pantry storage

Utility Room

16'0" (max) x 11'3" (max) (4.89m (max) x 3.43m (max))

uPVC double glazed window to side aspect, range of base units with sink, plumbing for washing machine, space for fridge freezer and tumble dryer, radiator, door to garage, uPVC door to rear garden

First Floor

Landing

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

Bedroom 1

13'3" x 11'0" (+doorway) (4.05m x 3.37m (+doorway))

uPVC double glazed window to front aspect, radiator

Bedroom 2

11'10" x 11'0" (+doorway) (3.61m x 3.37m (+doorway))

uPVC double glazed window to rear aspect, radiator, fitted wardrobes

Bedroom 3

10'2" x 8'11" (3.12m x 2.73m)

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

Bathroom

5'7" x 5'11" (1.71m x 1.82m)

panelled bath with mains shower over and low level w.c., tiled walls, uPVC double glazed frosted window to rear aspect

Separate W.C.

5'7" x 2'7" (1.71m x 0.81m)

glazed window to side aspect, low level w.c.

Outside

South Facing Rear Garden

good sized rear garden with patio and lawn with borders, shed

Front Garden

walled front with double gated access to lawn and paved driveway leading to the attached garage

Attached Garage

17'7" x 8'4" (5.38m x 2.55m)

up and over door, power and light

Additional Information

Tenure : Freehold

Council Tax Band : D

Local Authority : Sefton

Agents Note

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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.

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