



Taunton Drive, Aintree Village, Liverpool, L10 8JL

Grosvenor Waterford  
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for Sale this absolutely stunning four bedroom Sefton semi detached house situated on sought after Taunton Drive, Aintree Village. The property benefits from a loft conversion with dormer and a wrap around extension from front down the side and part of the rear, to provide spacious family accommodation comprising; entrance porch with double opening doors, hall, lounge, dining room, kitchen, utility and entertaining room. To the first floor there are three good sized bedrooms and a stylish family bathroom with stairs leading to the second floor and the master bedroom with skylights and dormer window and ensuite shower room. Outside there is an enclosed rear garden with patio and artificial lawn as well as a detached bar room with bi fold doors, and walled front with block paved drive. The property has been completely renovated from top to toe and benefits from new uPVC double glazed windows with plantation shutters, electrical re-wire and gas central heating. A super super family home - early viewing highly recommended.

£350,000



**Entrance Porch 4'9" x 9'0" (1.45m x 2.75m)**

double opening rock front doors and uPVC double glazed window to side aspect, tiled floor

**Hall**

double opening front doors, understairs cupboard, radiator, stairs to first floor

**Lounge 14'4" x 13'5" (4.37m x 4.09m)**

uPVC double glazed window to front aspect with plantation shutters, electric hole in the wall glass fronted fire, radiator, open to dining room

**Dining Room 10'8" x 9'4" (3.26m x 2.87m)**



uPVC double glazed window to rear aspect with plantation shutters, radiator

**Kitchen 10'4" x 10'4" (3.15m x 3.15m)**

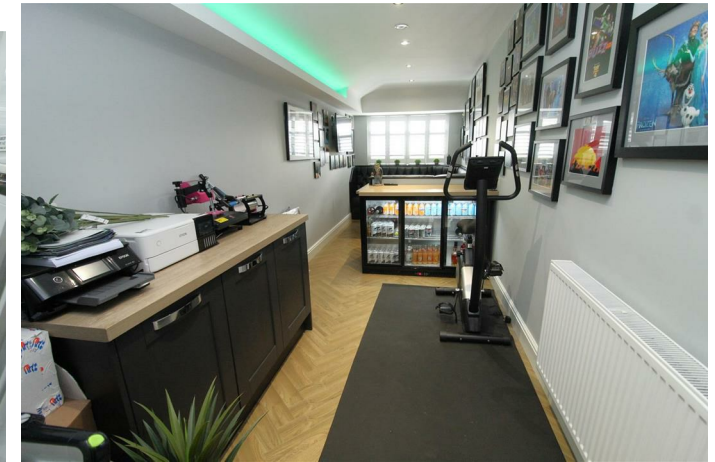
fitted kitchen with a range of base and wall cabinets with complementary worktops, upstands and glass splashback, electric range cooker, radiator, uPVC double glazed window to rear aspect with plantation shutters

**Utility Room 11'3" (max) x 10'5" (max) (3.45m (max) x 3.20m (max))**



range of base and wall cabinets with complementary worktops, plumbing for washing machine, space for american style fridge freezer and tumble dryer, radiator, uPVC double glazed window to rear aspect with plantation shutters, rock door to rear garden

**Play Room 21'5" (+doorway) x 7'1" (6.54m (+doorway) x 2.18m)**



fabulous entertaining space with booth seating area and bar fridges, radiator, inset ceiling spotlights, coloured cove lighting, built in cupboard housing combi boiler, uPVC double glazed window to front aspect with plantation shutters

**First Floor**

**Landing**

uPVC double glazed window to side aspect, built in cupboard, stairs to second floor

**Bedroom 2 13'4" x 10'11" (+doorway) (4.07m x 3.33m (+doorway))**



uPVC double glazed window to front aspect with plantation shutters, radiator, built in wardrobes

**Bedroom 3 11'11" x 10'11" (+doorway) (3.64m x 3.33m (+doorway))**



uPVC double glazed window to rear aspect with plantation shutters, radiator, built in wardrobes

**Bedroom 4 10'4" x 9'0" (3.15m x 2.75m)**

uPVC double glazed window to front aspect with plantation shutters, radiator

**Family Bathroom 5'5" x 8'5" (1.66m x 2.58m)**

modern white suite comprising; bath with electric shower over, low level w.c. and wash hand basin in grey vanity units, traditional radiator

with towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted windows to side and rear aspects

**Second Floor**

**Master Bedroom 18'1" (max) x 18'7" (max) (5.53m (max) x 5.67m (max))**



uPVC double glazed dormer window to rear aspect, two skylights to front aspect, two radiators, built in wardrobes, under eaves storage, inset ceiling spotlights

**Ensuite 5'1" x 8'5" (1.55m x 2.58m)**



white suite with shower cubicle with mains shower, wash hand basin and low level w.c. in vanity units, traditional radiator with towel rail, tiled floor and walls, uPVC double glazed window to rear aspect

**Outside**

**Rear Garden**

good sized rear garden with patio and artificial lawn

**Detached Bar & Shed 7'6" x 17'5" + 7'6" x 8'9" (2.31m x 5.33m + 2.31m x 2.67m)**

fabulous bar and entertaining area with uPVC double glazed bi-fold doors onto the rear garden and separate storage shed

**Front Garden**

walled front garden with open access to artificial lawn and block paved drive

**Additional Information**

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

**Agents Note**

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