



Bull Bridge Lane, Aintree Village, Liverpool, L10 6LZ £240,000

Grosvenor Waterford are delighted to offer for Sale this extended three bedroom bow bay Sefton semi detached property, situated in a very desirable location in Aintree Village. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, kitchen, utility and conservatory. To the first floor there are three double bedrooms, a modern shower room and separate w.c.. Outside there is a large rear garden and front garden with driveway and off road parking leading to the attached garage. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A perfect family home that is well worth a viewing.



Entrance Porch

uPVC double glazed double doors

Hall

front door, radiator, under stairs cupboard, stairs to first floor

Lounge

14'4" (+bay) x 13'3" (4.39m (+bay) x 4.04m)

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

Dining Room

10'8" x 9'5" (3.26m x 2.89m)

uPVC double glazed french doors to conservatory, radiator

Conservatory

10'9" x 7'11" (3.30m x 2.43m)

uPVC double glazed conservatory with french doors to rear garden

Kitchen

10'5" x 10'4" (3.19m x 3.15m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, radiator, space for fridge freezer, uPVC double glazed window to rear aspect

Utility Room

7'0" x 8'6" (2.14m x 2.60m)

uPVC double glazed door to rear garden, uPVC double glazed window to rear aspect, uPVC door to garage, plumbing for washing machine, space for tumble dryer, tiled floor

First Floor

Landing

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

Bedroom 1

16'4" (into bay) x 13'10" (4.98m (into bay) x 4.23m)

uPVC double glazed bow bay window to front aspect, radiator, fitted wardrobes

Bedroom 2

11'8" x 13'10" (3.58m x 4.23m)

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

Bedroom 3

10'4" x 7'5" (3.16m x 2.28m)

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

Shower Room

5'4" x 5'10" (1.65m x 1.79m)

shower cubicle with mains shower, wash hand basin, radiator, uPVC double glazed frosted window to rear aspect

Separate W.C.

5'4" x 2'7" (1.65m x 0.81m)

uPVC double glazed frosted window to side aspect, low level w.c.

Outside

Rear Garden

fabulous private rear garden with patio, lawn and mature planting, gated access to front

Attached Garage

16'7" x 8'9" (5.07m x 2.67m)

up and over door, power and light, uPVC double glazed frosted window to side aspect

Front Garden

walled front with double wrought iron gates to lawn with landscaped borders and block paved driveway leading to the attached garage

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			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(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			