

Lytham Close, Aintree, Liverpool, L10 1NF

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are pleased to offer for Sale this beautiful three bedroom semi detached property situated on this popular residential estate just off Sherwoods Lane. The property briefly comprises; entrance porch, lounge, dining room, kitchen and conservatory. To the first floor there are three bedrooms and bathroom. Outside there is an enclosed rear garden and front garden with driveway for off road parking, leading to the attached garage. The property also benefits from uPVC double glazing and gas central heating.

# £225,000







## **Entrance Porch**

uPVC main entrance door and windows, tiled flooring

## **Entrance Hall**

uPVC door, karndean flooring, radiator, stairs to first floor

# Lounge



uPVC double glazed window to front aspect, karndean flooring, feature fire place with gas fire, storage cupboard, open to dining room

# **Dining Room**



uPVC double glazed patio doors to conservatory, karndean flooring, radiator

# Kitchen



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, tiled flooring and walls, integrated electric oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, uPVC double glazed window to side aspect, uPVC door to rear garden

- Gas Central Heating
- Conservatory

• Attached Garage

- uPVC Double Glazing
- Off Road Parking

## Conservatory



uPVC double glazed conservatory with french doors to rear garden, tiled flooring, radiator

## **First Floor**

## Landing

uPVC double glazed window to side aspect, loft access

# **Bedroom 1**



uPVC double glazed window to front aspect, fitted wardrobes and furniture, laminate flooring, radiator

#### Bedroom 2

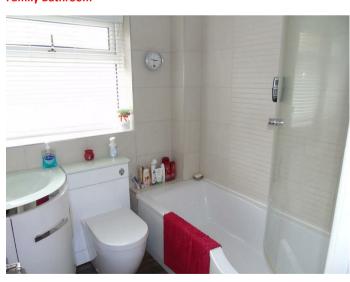


uPVC double glazed window to rear aspect, fitted wardrobes, laminate flooring, radiator

## **Bedroom 3**

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

# **Family Bathroom**



white suite comprising; 'p' shaped bath with shower over, corner vanity unit with hand wash basin, low level w.c, heated towel rail, uPVC double glazed frosted window to rear aspect

#### Outside

## Rear Garden

enclosed rear garden, lawn, patio area, borders

## Front Garden

lawn, driveway for off road parking

## Garage

up and over doors to front and rear aspects, power and light

## 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.

