



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

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.

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 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	



