



Aintree Park, Aintree Village, Liverpool, L10 8JQ £398,625

AINTREE PARK DEVELOPMENT

A superb new development of freehold properties, built by Esteem Homes and set in landscaped grounds in sought after Aintree Village. Plot 45 'The Mardale' is a four bedroom detached home with accommodation comprising; entrance hall, lounge, dining kitchen with bi-fold doors, utility and downstairs w.c., with four bedrooms, the master having en suite and a family bathroom to the first floor. Outside there is an enclosed rear garden and open plan front with driveway providing ample off road parking and leading to the detached double garage. All properties benefit from uPVC double glazing and gas central heating and high quality Zanussi appliances are fitted as standard.



Entrance Hall

radiator, stairs to first floor

Lounge

17'4" x 11'0" (5.28m x 3.35m)

uPVC double glazed bay window to front aspect, radiator, electric fire in feature surround

Dining Kitchen

19'3" x 12'3" (5.87m x 3.74m)

stunning fitted kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, integrated Zanussi appliances (integrated double oven, microwave, hob with extractor over, fridge freezer), radiator, tiled floor, inset ceiling spotlights, plinth courtesy lighting, uPVC double glazed window to rear aspect, uPVC double glazed bi-fold doors opening onto rear garden

Utility

5'4" x 4'3" (1.65m x 1.32m)

Zanussi washing machine, tiled floor

Downstairs W.C.

4'5" x 3'0" (1.37m x 0.93m)

uPVC double glazed window to front aspect, low level w.c., wash hand basin, tiled flooring, radiator

First Floor

Landing

uPVC double glazed window to side aspect, loft access

Master Bedroom

12'9" x 10'3" (3.89m x 3.12m)

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

En Suite

7'1" x 4'9" (2.16m x 1.45m)

shower cubicle, low level w.c., wash hand basin, chrome heated towel rail, tiled floor, uPVC double glazed window to side aspect

Bedroom 2

11'1" x 9'4" (3.38m x 2.85m)

uPVC double glazed window to rear aspect, radiator

Bedroom 3

9'6" x 8'5" (2.92m x 2.57m)

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

Bedroom 4

8'7" x 6'11" (2.64m x 2.11m)

uPVC double glazed window to front aspect, radiator

Family Bathroom

6'3" x 5'6" (1.91m x 1.70m)

panelled bath with shower and screen over, low level w.c., wash hand basin, chrome heated towel rail, tiled floor, uPVC double glazed window to side aspect

Outside

Rear Garden

enclosed rear garden

Front Garden

open plan front with driveway to side providing off road parking

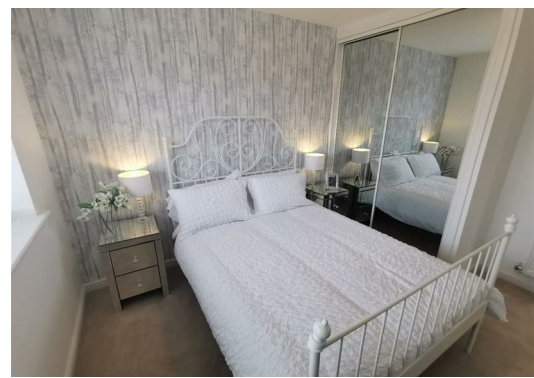
Detached Double Garage

Note

A management company will maintain the open spaces throughout the development. The charge for this is £250 per annum.

Agents Note

All property descriptions comply with Consumer Protection from Unfair Trading Regulations (2008) and Business Protection from Misleading Marketing Regulation (2008). All room measurements are approximate and given for guidance purposes only. All services and appliances have not been tested.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) 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		
(81-81) 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		