



Winchester Avenue, Aintree Village, Liverpool, L10 3JZ

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this stunning extended three bedroom semi detached house situated in the heart of Aintree Village. The beautifully presented accommodation briefly comprises; entrance hall, through lounge and extended kitchen. To the first floor are three bedrooms and a modern bathroom. To the rear is a good sized rear garden which is not overlooked and a walled front with off road parking. The property also benefits from uPVC double glazing and gas central heating. A perfect family home in a sought after location - early viewing definitely recommended.

£230,000



Entrance Hall

composite front door and uPVC double glazed window, radiator, laminate flooring, stairs to first floor

Through Lounge 21'5" x 10'9" (6.54m x 3.28m)



uPVC double glazed window to front aspect, wall mounted electric fire, two radiators, laminate flooring, uPVC double glazed french doors to rear garden

Dining Kitchen 21'7" x 7'6" (6.60m x 2.30m)



modern fitted kitchen with a range of white base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, radiator, laminate flooring, tiled splashbacks, inset ceiling spotlights, built in cupboard, uPVC double glazed window to rear aspect, uPVC door to side aspect

First Floor

Landing

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

Bedroom 1 12'1" x 10'11" (3.70m x 3.33m)



uPVC double glazed window to front aspect, radiator, modern fitted mirrored sliding door wardrobes

Bedroom 2 10'11" x 9'6" (3.34m x 2.90m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 8'3" x 7'7" (2.52m x 2.32m)



uPVC double glazed window to rear aspect, radiator

Family Bathroom 4'6" x 7'7" (1.38m x 2.33m)



modern white suite comprising; panelled bath with electric shower over, wash hand basin on wash stand and low level w.c., chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to front aspect

Outside

Rear Garden



good sized rear garden which is not overlooked to the rear with patio area and lawn with established borders, shed, gated access to front aspect

Front Garden

walled front with open access to block paved driveway

Additional Information

Tenure : Freehold
Council Tax Band : B
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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(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			86
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



