



## Sandhurst Drive, Aintree Village, Liverpool, L10 6LX £230,000

Grosvenor Waterford are pleased to offer for sale this three bedroom Sefton semi detached house situated in a sought after area of Aintree Village. Enjoying a good sized south facing rear garden this modern family home briefly comprises; entrance porch, hall, lounge, dining room, recently fitted kitchen and rear utility space. To the first floor there are three bedrooms and a shower room. Outside there is a walled front garden and driveway leading, via double gates, down the side of the property to a detached garage. The property also benefits from uPVC double glazing and gas central heating with a new boiler. A beautiful family home - early viewings worthwhile.



### Entrance Porch

composite front door and uPVC double glazed windows, tiled floor

### Hall

front door, radiator, stairs to first floor

### Lounge

14'4" x 13'5" (4.39m x 4.09m)

uPVC double glazed window to front aspect, radiator, inset electric fire in feature fireplace, open to dining room

### Dining Room

10'2" x 9'4" (3.12m x 2.87m)

uPVC double glazed patio doors to rear garden, radiator

### Kitchen

10'4" x 10'4" (3.17m x 3.17m)

recently fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob, radiator, uPVC double glazed window to rear aspect

### First Floor

#### Landing

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

#### Bedroom 1

13'0" x 13'7" (into doorway) (3.97m x 4.16m (into doorway))

uPVC double glazed window to front aspect, radiator

#### Bedroom 2

11'11" x 13'7" (into doorway) (3.64m x 4.16m (into doorway))

uPVC double glazed window to rear aspect, radiator

#### Bedroom 3

9'10" x 8'11" (3.02m x 2.72m)

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

### Shower Room

5'10" x 8'10" (1.78m x 2.71m)

walk in shower with electric shower, wash hand basin and low level w.c., radiator, tiled walls, uPVC double glazed frosted windows to side and rear aspects

### Outside

#### South Facing Rear Garden

good sized rear garden with patio, lawn and mature borders, gated access to side driveway

#### Front Garden

walled front with open access to lawn and paved driveway with double gated access to further drive leading down the side of the property to a detached garage

#### Detached Garage

up and over door, power and light, door to rear garden, window to side aspect

### Additional Information

Tenure : Freehold

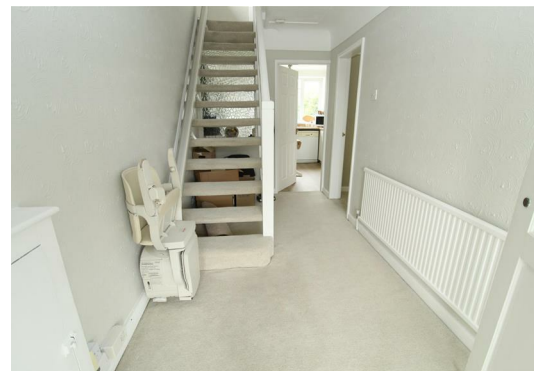
Council Tax Band : C

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](http://www.gov.uk/government/organisations/land-registry).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-81) B			83
(69-80) C			
(55-68) D		49	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			