



Charterhouse Drive, Aintree Village, Liverpool, L10 8JZ

Grosvenor Waterford  
ESTATE AGENTS LIMITED



### SOUTH FACING REAR GARDEN

Grosvenor Waterford are delighted to offer for Sale this three bedroom Sefton semi detached property, situated in a very desirable location in Aintree Village. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, kitchen, rear porch and downstairs w.c.. To the first floor there are three bedrooms and a modern shower room. Outside there is a south facing rear garden and front garden with driveway and off road parking leading to the attached garage. The property also benefits from uPVC double glazing and gas central heating. Offered with no ongoing chain this ideal family home is well worth a viewing.

£240,000



### Entrance Porch

uPVC double glazed sliding front doors

### Hall

uPVC front door and glazed side panel, radiator, stairs to first floor, understairs cupboard

### Lounge 14'6" x 13'5" (4.43m x 4.10m)



uPVC double glazed window to front aspect, radiator, gas fire in feature surround, double sliding doors to dining room

### Dining Room 10'7" x 9'5" (3.25m x 2.89m)



uPVC double glazed window to rear aspect, radiator

### Kitchen 10'5" x 10'5" (3.18m x 3.19m)



fitted kitchen with a range of base and wall cabinets with

complementary worktops and sink, gas cooker, fridge freezer, washing machine, uPVC double glazed window to rear aspect, door to rear porch/downstairs w.c.

### Rear Porch

uPVC door to rear garden, tiled floor

### Downstairs W.C.

low level w.c., tiled floor

### First Floor

### Landing

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

### Bedroom 1 13'5" x 13'7" (into doorway) (4.09m x 4.16m (into doorway))



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

**Bedroom 2 11'1" x 13'7" (into doorway) (3.40m x 4.16m (into doorway))**



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

**Bedroom 3 10'2" x 8'11" (3.11m x 2.74m)**



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

**Shower Room 5'5" x 8'11" (1.67m x 2.72m)**



modern shower room with shower cubicle with mains shower, low level w.c. and wash hand basin, white heated towel rail, uPVC double glazed frosted windows to side and rear aspects

**Outside**

**South Facing Rear Garden**



good sized and well maintained rear garden with patio, lawn, established borders and greenhouse

**Front Garden**

walled front with open access to lawn and a paved driveway providing off road parking for a number of cars and leading to the attached garage

**Attached Garage 26'2" x 8'0" (7.98m x 2.46m)**

up and over door, power and light

**Additional Information**

Tenure : Freehold  
Council Tax Band : D  
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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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			
(81-91) 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			
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