



Roosevelt Drive, Aintree, Liverpool, L9 0LS £265,000

A rare opportunity to purchase a substantial five bedroom semi detached character residence situated in a cul de sac off Melling Road and convenient for local amenities and transport links. This unbelievably spacious property still retains many original features and offers accommodation as follows; vestibule, hall, lounge, sitting room, dining room and kitchen. To the first floor there are four bedrooms, bathroom and separate w.c. and to the second floor there is a roomy landing and fifth bedroom. Outside there is a good sized enclosed rear garden and a walled front garden. The property also benefits from gas central heating and part double glazing and is offered with no ongoing chain. An early viewing of this most desirable property is highly recommended.



Vestibule
original tiled floor, leadlight door to hall

Hall
cloak cupboard, radiator, turned staircase to first floor

Lounge
14'2" (+bay) x 14'1" (4.33m (+bay) x 4.31m)
lead light curved bay window to front aspect, gas fire in feature surround

Sitting Room
13'1" x 12'10" (4.01m x 3.93m)
double glazed patio doors to rear garden, radiator

Dining Room
13'4" x 9'10" (4.07m x 3.02m)
double glazed window to rear aspect, radiator, fitted base and wall cabinets with complementary worktops

Kitchen
10'1" x 8'5" (3.08m x 2.57m)
fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, part tiled walls, boiler, plumbing for washing machine, double glazed windows to side and rear aspects, door to side aspect

First Floor
Landing
radiator, stairs to second floor

Bedroom 1
14'2" (+bay) x 14'1" (4.32m (+bay) x 4.30m)
lead light curved bay window to front aspect, radiator

Bedroom 2
12'10" x 10'3" (3.92m x 3.13m)
double glazed window to rear aspect, radiator, cabinet with sink

Bedroom 3
13'3" x 9'10" (4.06m x 3.01m)
double glazed window to rear aspect, radiator

Bedroom 4
8'9" x 8'6" (2.68m x 2.60m)
glazed window to front aspect, radiator

W.C.
double glazed window to side aspect, low level w.c.

Bathroom
6'0" x 8'3"m (1.85m x 2.53mm)
panelled bath and wash hand basin, tiled walls, radiator, built in cupboard, double glazed frosted window to side aspect

Second Floor
Landing
12'1" x 8'11" (3.70m x 2.72m)
glazed window to front aspect

Bedroom 5
15'8" x 13'3" (4.80m x 4.06m)
glazed window to side aspect, radiator, built in cupboard

Outside
Rear Garden
enclosed rear garden with lawn, establish planting and patio with gated access to front

Brick Outbuildings with Outside W.C.
two separate storage areas and w.c. with low level w.c.. and part tiled walls

Front Garden
walled front with gated access

Additional Information
Tenure : Freehold
Council Tax Band : C
Local Authority : Liverpool

Agents Note
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