



Stoneyhurst Avenue, Aintree Village, Liverpool, L10 2JT

Grosvenor Waterford
ESTATE AGENTS LIMITED

The Property
Ombudsman

Grosvenor Waterford are delighted to bring to market for sale this fabulous three bedroom Sefton semi detached house situated in sought after Stoneyhurst Avenue and convenient for Aintree Village shops, schools and Old Roan Station. The beautifully presented accommodation briefly comprises; entrance porch, hall, lounge, dining room, new fitted kitchen and utility room. To the first floor there are three double bedrooms and a stylish bathroom. Outside there is a lovely rear garden and a front garden with off road parking leading to an attached garage. The property also benefits from uPVC double glazing and gas central heating. An early viewing is considered essential so you do not miss out on this perfect family home.

£259,950



Entrance Porch

uPVC double glazed windows, composite front door, tiled floor

Hall

radiator, stairs to first floor

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



uPVC double glazed window to front aspect, inset glass front gas fire, radiator, open to dining room

Dining Room 10'4" x 9'4" (3.16m x 2.86m)



uPVC double glazed french doors to rear garden

Kitchen 10'4" x 10'3" (3.15m x 3.14m)



newly fitted kitchen with a selection of high quality cabinets

with complementary composite stone worktops, integrated AEG microwave, oven and induction hob, space for fridge freezer, plumbing for dishwasher, vertical radiator, understairs cupboard, uPVC double glazed window to rear aspect, door to rear utility

Rear Utility 4'2" x 8'3" (1.28m x 2.53m)

uPVC double glazed windows, composite glazed door to rear garden, tiled floor, plumbing for washing machine

First Floor

Landing

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

Bedroom 1 13'3" x 13'5" (into doorway) (4.05m x 4.09m (into doorway))



uPVC double glazed window to front aspect, radiator

Bedroom 2 11'9" x 13'5" (into doorway) (3.59m x 4.09m (into doorway))



uPVC double glazed window to rear aspect, radiator

Bedroom 3 10'3" x 8'11" (3.13m x 2.72m)



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

Family Bathroom 5'6" x 8'10" (1.70m x 2.70m)



fabulous bathroom with white suite comprising, panelled bath with electric shower over, wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, tiled walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden



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

Attached Garage & Workshop 25'11" x 8'0" (7.91m x 2.45m)

garage to front with up and over door, power and light, rear workshop with window and door to rear aspect

Front Garden

walled front with open access to paved driveway providing parking for a number of vehicles and leading to the attached garage

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.

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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) 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		



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