



Taunton Drive, Aintree Village, Liverpool, L10 8JN £245,000

Grosvenor Waterford are delighted to offer for sale this three bedroom Sefton semi detached house situated in a most sought after location on Taunton Drive backing on to farmland. The spacious accommodation briefly comprises; entrance hall, lounge, dining room and breakfast kitchen. To the first floor there are three double bedrooms and recently re-fitted shower room and separate w.c.. Outside there is a lovely private rear garden and walled front with off road parking leading to the attached garage. The property benefits from uPVC double glazing (some recently replaced) and gas central heating (new Ideal boiler approx 5yrs old) and is offered with no ongoing chain. An ideal family home in a very desirable part of Aintree - early viewing advised.



Entrance Hall

uPVC double glazed front door with side panels, radiator, stairs to first floor

Lounge

14'4" x 13'3" (4.39m x 4.06m)

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

Dining Room

10'7" x 9'6" (3.25m x 2.90m)

uPVC double glazed window to rear aspect, radiator

Breakfast Kitchen

10'4" x 10'6" (3.17m x 3.21m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, laminate flooring, tiled splashbacks, plumbing for washing machine, space for fridge freezer, understairs cupboard, door to garage, two uPVC double glazed windows to rear aspect

First Floor

Landing

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

Bedroom 1

13'3" x 14'0" (into doorway) (4.06m x 4.27m (into doorway))

uPVC double glazed window to front aspect, radiator

Bedroom 2

11'10" x 14'0" (into doorway) (3.61m x 4.27m (into doorway))

uPVC double glazed window to rear aspect, radiator, fitted wardrobes

Bedroom 3

10'0" x 8'10" (into wardrobes) (3.06m x 2.71m (into wardrobes))

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

Shower Room

5'6" x 6'3" (1.70m x 1.92m)

modern white suite comprising; shower cubicle with mains shower over and wash hand basin, uPVC double glazed frosted window to rear aspect

Separate W.C.

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

Outside

Rear Garden

private rear garden which is not overlooked to the rear with gravelled patio, lawn and established borders

Front Garden

walled front with double gated access to a paved driveway leading to the attached garage

Attached Garage

23'3" x 7'8" (7.09m x 2.34m)

double opening front doors, power and light, door and glazed window to rear aspect

Additional Information

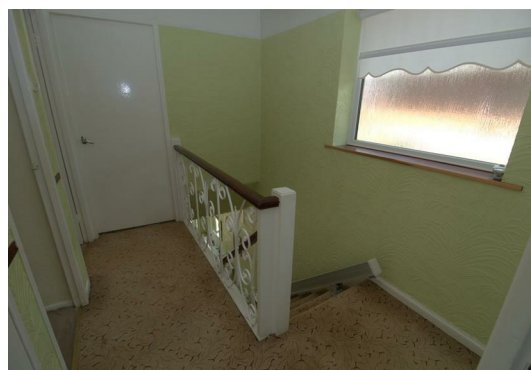
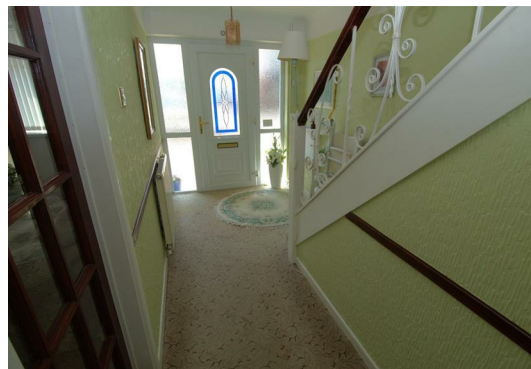
Tenure : Freehold

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	67	
(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		