



Altway, Aintree Village, Liverpool, L10 6LE £235,000

Grosvenor Waterford are pleased to offer for sale this three bedroom Sefton semi detached house situated in a sought after area of Aintree Village. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, kitchen, conservatory and rear utility space. To the first floor there are three bedrooms, shower room and separate w.c.. 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 and is offered with no ongoing chain. A beautiful family home - early viewings worthwhile.



Entrance Porch

uPVC double glazed front door and windows, tiled floor

Entrance Hall

front door, radiator, stairs to first floor

Lounge

14'6" x 13'4" (4.42m x 4.08m)
uPVC double glazed window to rear aspect, radiator, gas fire in feature surround, open to dining room

Dining Room

10'4" x 9'3" (3.17m x 2.83m)
uPVC double glazed window to rear aspect, radiator

Kitchen

10'4" x 10'5" (3.17m x 3.19m)
fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, integrated fridge and dishwasher, plumbing for washing machine, tiled splashbacks, radiator, understairs cupboard, uPVC double glazed windows to side and rear aspects

Conservatory

7'10" x 16'9" (2.41m x 5.12m)
uPVC double glazed conservatory with french doors to rear garden, tiled floor

Rear Porch & Utility

composite door to side aspect, space for tumble dryer, tiled floor, door to conservatory

First Floor

Landing

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

Bedroom 1

13'3" x 13'6" (into doorway) (4.04m x 4.13m (into doorway))

Bedroom 2

11'9" x 13'6" (into doorway) (3.59m x 4.13m (into doorway))

Bedroom 3

10'3" x 9'0" (3.13m x 2.75m)

Shower Room

5'7" x 5'10" (1.71m x 1.79m)
shower cubicle with mains shower, wash hand basin, radiator, tiled floor and part tiled walls, uPVC double glazed window to rear aspect

Separate W.C.

uPVC double glazed window to side aspect, low level w.c., tiled floor and walls

Outside

Rear Garden

good sized rear garden with lawn and mature borders

Front Garden

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

Detached Garage

up and over door, power and light

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			
(81-81) B			84
(69-80) C		68	
(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			
(81-81) B			81
(69-80) C		65	
(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			