



Ellesmere Drive, Aintree Village, Liverpool, L10 2JR

Grosvenor Waterford  
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this extended three bedroom Sefton semi detached house situated on a corner plot in sought after Aintree Village. The spacious accommodation briefly comprises; entrance porch, hall, lounge, extended dining room, morning room, kitchen and conservatory. To the first floor there are three good sized bedrooms and a shower room. Outside there is a good sized walled front and rear garden extending around to the side, with off road parking to the rear leading to a detached garage. The property benefits from double glazing and gas central heating. Offered with no ongoing chain an early viewing is highly recommended to appreciate the size of the plot on offer with this ideal family home.

£245,000



**Entrance Porch**

uPVC double glazed door and windows, tiled floor

**Hall**

double glazed front door and full height window, radiator, laminate flooring, understairs cupboard, stairs to first floor

**Lounge 14'4" x 13'4" (4.37m x 4.08m)**

double glazed window to front aspect, radiator, hole in the wall electric glass fronted fire, laminate flooring, double doors to dining room

**Extended Dining Room 18'0" x 9'5" (5.50m x 2.88m)**



double glazed window to rear aspect, radiator, laminate flooring

**Morning Room 10'5" x 10'5" (3.18m x 3.18m)**



uPVC double glazed patio doors to conservatory, radiator, laminate flooring, open to kitchen

**Kitchen 6'4" x 10'5" (1.94m x 3.18m)**



fitted kitchen with a range of base and wall cabinets with

complementary worktops, integrated double oven and hob with extractor over, laminate flooring, tiled splashbacks, double glazed window to rear aspect

**Conservatory 18'11" x 5'6" (5.77m x 1.69m)**



uPVC double glazed windows and patio doors, tiled flooring

**First Floor**

**Landing**

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

- Extended 3 Bed Sefton Semi
- Double Glazing
- No Chain

- EPC Rating
- Gas Central Heating
- Sought After Location

- Corner Plot
- Detached Garage

**Bedroom 1 13'2" x 13'6" (max) (4.03m x 4.14m (max))**



double glazed window to front aspect, radiator

**Bedroom 2 11'10" x 13'6" (max) (3.61m x 4.14m (max))**



double glazed window to rear aspect, radiator

**Bedroom 3 10'2" x 9'0" (3.11m x 2.75m)**



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

**Shower Room**



shower area with mains shower, wash hand basin in vanity cabinet and low level w.c., part tiled walls, double glazed frosted windows to side and rear aspects

**Outside**

**Rear Garden**

rear garden extending around the side of the property with paved areas, lawn with established borders and double gated access to rear driveway

**Front Garden**

walled front with opening to a tarmac with gated access to rear garden

**Detached Garage**

rear driveway leading to garage with up and over door

**Additional Information**

Tenure : Freehold  
Council Tax Band : C  
Local Authority : Sefton

**Agents Note**

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