



Grosvenor Waterford  
ESTATE AGENTS LIMITED

Rufford Close, Aintree, Liverpool, L10 1NE



Grosvenor Waterford are delighted to offer for sale this fabulous three bedroom detached property situated in a cul de sac in a sought after area of Aintree. The property has been completely renovated by the current owners and provides modern accommodation briefly comprises; entrance hall, lounge and recently fitted high gloss dining kitchen. To the first floor there are three bedrooms and a new family bathroom. Outside there is a lovely south west facing garden and large front with off road parking for several vehicles. The property has had an electrical re-wire, new soffits and fascias, new floorings, as well as benefitting from benefits from uPVC double glazing and a new gas central heating system. A perfect and spacious family home within the Sefton schools catchment area, an early viewing is definitely recommended.

£265,000



### Entrance Hall

uPVC front door, radiator, laminate flooring, stairs to first floor, double doors to lounge

### Lounge 13'7" x 12'8" (4.15m x 3.87m)



uPVC double glazed bay window to front aspect, glass fronted hole in the wall electric fire in media wall, radiator, laminate flooring, open to dining kitchen

### Dining Kitchen



modern high gloss dark grey fitted kitchen with contrasting white worktops and breakfast bar, integrated double oven, gas hob with extractor over, washing machine and fridge freezer, tiled floor and splashbacks, radiator, inset ceiling spotlights, uPVC double glazed window to side aspect, uPVC double glazed french doors to rear garden

### First Floor

#### Landing

uPVC double glazed window to side aspect, access to loft space

### Bedroom 1 13'1" (+wardrobes) x 8'8" (3.99m (+wardrobes) x 2.65m )



uPVC double glazed window to front aspect, radiator, built in wardrobes with sliding doors

**Bedroom 2 11'1" (max) x 9'7" (3.39m (max) x 2.94m)**



uPVC double glazed window to rear aspect, radiator, laminate flooring

**Bedroom 3 9'3" x 6'9" (2.82m x 2.06m)**



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

**Family Bathroom 6'5" x 6'3" (1.97m x 1.93m)**



modern white suite comprising; panelled bath with mains shower over, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and part tiled walls, uPVC double glazed frosted window to rear aspect

**Outside**

**South West Facing Rear Garden**



good sized rear garden extending around both sides with lawn patio, shed and gated access to front

**Front Garden**

good sized open plan front with parking for several vehicles

**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](http://www.gov.uk/government/organisations/land-registry).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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