



Altway, Aintree Village, Liverpool, L10 6LA

£289,950

Grosvenor Waterford are delighted to offer for sale an extended four bedroom Sefton semi detached house located in the heart of Aintree Village. The now large and spacious accommodation comprises; entrance porch, hall, lounge, dining room and extended kitchen/breakfast room. To the first floor there are four double bedrooms and a newly fitted family bathroom. To the second floor there is a great loft room with velux window. Outside there is an enclosed rear garden and front garden with driveway leading to the integral garage. The property also benefits from uPVC double glazing and gas central heating with a new boiler (fitted approx 2020). A very large family home in a great location - early viewing recommended.



Entrance Porch

uPVC double glazed windows to front and side aspects, tiled flooring, door to hall

Hall

part glazed front door with glazed side panels, understairs storage, radiator, solid bamboo flooring, stairs to first floor

Lounge

14'5" x 13'4" (4.41m x 4.07m)

uPVC double glazed window to front aspect, newly fitted gas fire in feature surround, radiator, solid bamboo wood flooring, open to dining room

Dining Room

10'4" x 9'3" (3.16m x 2.82m)

uPVC double glazed french doors with plantation shutters to rear garden, radiator, solid bamboo flooring

Kitchen/Breakfast Room

19'10" x 10'7" (max) (6.05m x 3.23m (max))

fitted kitchen featuring a range of wall and base cabinets with complementary worktops, integrated oven and electric hob with extractor over, plumbing for washing machine, space for american style fridge freezer and tumble dryer, tiled floor and splashbacks, radiator, uPVC double glazed window to rear aspect, uPVC door to garden

First Floor

Landing

stairs to loft room

Bedroom 1

13'6" x 11'1" (+doorway)) (4.14m x 3.39m (+doorway)))

uPVC double glazed window to front aspect, radiator

Bedroom 2

8'7" (+understairs) x 10'11" (+doorway) (2.62m (+understairs) x 3.35m (+doorway))

uPVC double glazed window to rear aspect, radiator

Bedroom 3

10'7" x 8'10" (3.24m x 2.70m)

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

Bedroom 4

25'8" x 7'11" (7.83m x 2.43m)

uPVC double glazed windows to front and rear aspects, radiator

Family Bathroom

5'5" x 8'10" (1.66m x 2.70m)

new bathroom fitted in May 24 with panelled bath with mains shower over, wash hand basin in wall hung vanity cabinet and low level w.c., chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, two uPVC double glazed windows to rear aspect

Second Floor

Loft Room

11'11" x 14'10" (3.64m x 4.53m)

fabulous loft room with velux window to rear aspect, and useful under eaves storage

Outside

Rear Garden

enclosed rear garden, large decking area, lawn, shrub and flower borders, door to garage

Front Garden

walled front with open access to block paved driveway with ample off road parking leading to the integral garage

Garage

up and over door, power and light, door to rear garden

Additional Information

Tenure : Freehold

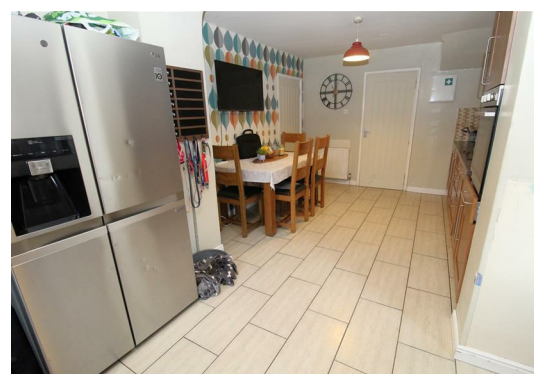
Council Tax Band : D

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		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(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		