



**Grosvenor Waterford**  
ESTATE AGENTS LIMITED

**Melling Road, Aintree, Liverpool, L9 0LQ**





Grosvenor Waterford are delighted to offer for Sale one of only twelve fabulous four bedroom semi detached properties built in 2016 by Forth Homes and situated close to Aintree Racecourse. The property occupies a good sized plot with a large south facing rear garden and is built on 'The Chandler' specification. The accommodation briefly comprises; entrance hall, lounge, open plan dining kitchen and downstairs w.c.. To the first floor are three good sized bedrooms and a family bathroom, with further stairs leading to the second floor and master bedroom with ensuite. Outside there is a private driveway with lawn and large rear garden, which is not overlooked. The property benefits from uPVC double glazing and gas central heating. A super, spacious family home in a great location and with the largest rear garden of the row - early viewing recommended.

£249,950





### Entrance Hall

composite front door, radiator, laminate flooring, stairs to first floor

### Lounge 17'8" (max) x 11'6" (5.39m (max) x 3.52m)



uPVC double glazed window to front aspect, radiator, laminate flooring, understairs storage, open to dining kitchen

### Dining Kitchen 9'0" x 14'9" (2.76m x 4.52m)



modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated appliances (oven, microwave, gas hob with extractor over, wine cooler, new fridge freezer and washing machine), radiator, tiled flooring, inset ceiling spotlights, plinth courtesy lighting, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

### Downstairs W.C. 3'2" x 6'2" (0.98m x 1.89m)

uPVC double glazed window to side aspect, low level w.c., wash hand basin, radiator, tiled floor

### First Floor

#### Landing

uPVC double glazed window to side aspect, radiator, stairs to second floor

### Bedroom 2 13'7" x 8'0" (4.15m x 2.46m)



uPVC double glazed window to front aspect, radiator

### Bedroom 3 13'1" x 7'3" (+doorway) (4.00m x 2.23m (+doorway))



uPVC double glazed window to rear aspect, radiator

- 4 Bedroom Semi Detached
- South Facing Rear Garden
- Modern Kitchen with Integrated Appliances
- EPC Rating B
- uPVC Double Glazing
- Off Road Parking
- Good Sized End Plot
- Gas Central Heating

**Bedroom 4 9'3" x 7'1" (2.84m x 2.18m)**



uPVC double glazed window to rear aspect, radiator

**Family Bathroom 8'2" x 6'3" (2.51m x 1.92m)**



white suite comprising; panelled bath with shower over, wash hand basin and low level w.c., radiator, tiled floor and part tiled walls, uPVC double glazed frosted window to front aspect

**Second Floor**

**Landing**

uPVC double glazed window to rear aspect

**Master Bedroom 14'2" x 11'5" (4.33m x 3.50m)**



two skylights to front aspect, radiator, fitted wardrobes and bedroom furniture, under eaves storage, door to ensuite

**Ensuite 3'10" x 8'1" (1.18m x 2.48m)**

white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., radiator, tiled floor and part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

**Outside**

**South Facing Rear Garden**

large private rear garden backing on to the Railway Club grounds, with lawn and patio, shed, raised timber deck gated access to front

**Front Garden**

good sized walled front garden with open access to lawn and tarmac driveway providing ample off road parking, side access to rear garden

**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).

**Additional Information**

Tenure : Leasehold

Council Tax Band : C

Local Authority : Liverpool

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		







