



Canterbury Close, Aintree Village, Liverpool, L10 8LA £285,000

LARGE CORNER PLOT, SOUTH FACING GARDEN & CUL DE SAC

Grosvenor Waterford are delighted to offer for sale this extended three bedroom bow bay Sefton semi detached house situated on a large corner plot in popular Aintree Village. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, kitchen and morning room. To the first floor there are three good sized bedrooms and a shower wet room. Outside there is a good sized walled front with driveway that leads to the detached garage and south facing rear garden. The property benefits from uPVC 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 in one of the most sought after roads in Aintree Village.



Entrance Porch

uPVC double glazed double doors with glazed side panels

Hall

main entrance door, radiator, stairs to first floor

Lounge

14'4" x 12'3" (4.39m x 3.75m)

uPVC double glazed bow bay window to front aspect, gas fire in feature surround, radiator, double doors to dining room

Dining Room

10'7" x 8'11" (3.25m x 2.72m)

uPVC double glazed window to rear aspect, radiator

Kitchen

10'4" x 9'11" (3.16m x 3.03m)

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, uPVC double glazed window to rear aspect

Morning Room

13'5" (max) x 12'4" (max) (4.11m (max) x 3.76m (max))

uPVC double glazed french doors to rear garden and uPVC double glazed windows to side and rear aspects, tiled floor

First Floor

Landing

uPVC double glazed window to side aspect, built in cupboard (housing Worcester boiler), access to loft space

Bedroom 1

16'4" (into bay) x 13'0" (into doorway) (5.00m (into bay) x 3.97m (into doorway))

uPVC double glazed bow bay window to front aspect, radiator, fitted wardrobes

Bedroom 2

11'8" x 13'0" (into doorway) (3.56m x 3.97m (into doorway))

uPVC double glazed window to rear aspect, radiator

Bedroom 3

10'7" x 7'8" (3.23m x 2.34m)

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

Wet Room

5'4" x 8'6" (1.63m x 2.60m)

wet room with electric shower, wash hand basin and low level w.c., radiator, tiled walls, uPVC double glazed frosted windows to side and rear aspects

Outside

South Facing Rear Garden

large rear garden laid mainly to lawn with patio and established borders

Detached Garage & Workshop

large garage with workshop behind with up and over door, power and light and uPVC double glazed windows and door to rear aspect

Front Garden

walled front with open access to paved driveway that leads to the detached garage, gated access to rear garden

Additional Information

Tenure : Freehold

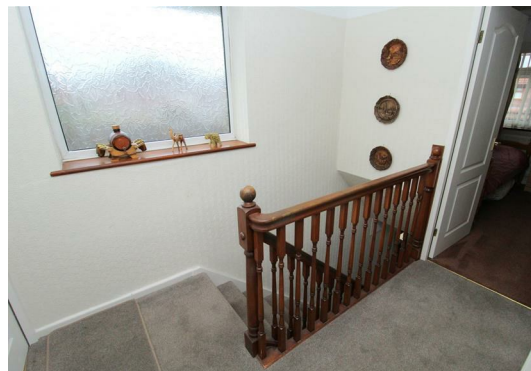
Council Tax Band : D

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 | | | |
| (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 | | | |
| (81-91) 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 | |