



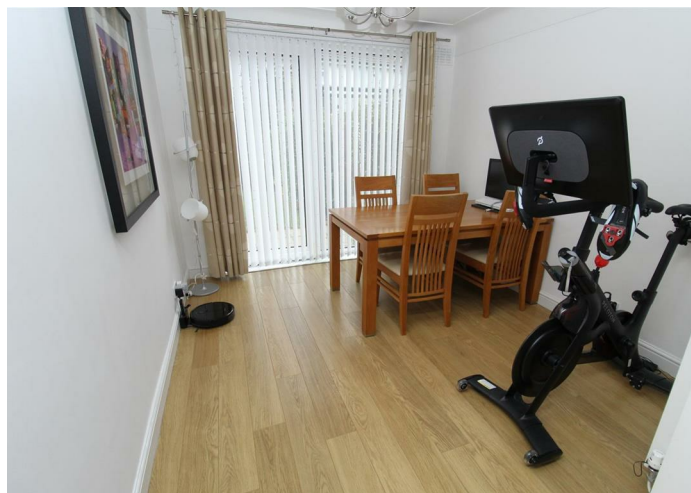
Grosvenor Waterford
ESTATE AGENTS LIMITED

Altway, Aintree Village, Liverpool, L10 2LQ



Grosvenor Waterford are delighted to offer for sale this stunning extended three bedroom Sefton Semi detached house situated in a popular location and convenient for local shops, schools and Old Roan Station. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, fabulous kitchen (fitted 2022) and utility room. To the first floor there are three good sized bedrooms and a modern bathroom. Outside there is a pleasant south facing rear garden and a front garden with off road parking leading to an attached garage. The property also benefits from uPVC double glazing and gas central heating with a regularly serviced boiler. This is a lovely family home - early viewing recommended.

£260,000



Entrance Porch

uPVC double glazed sliding doors to front, tiled floor

Hall

meter cupboards, radiator, laminate flooring, stairs to first floor

Lounge 13'10" x 13'5" (4.23m x 4.11m)



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

Dining Room 10'4" x 9'4" (3.16m x 2.86m)



uPVC double glazed patio doors to rear garden, wood flooring, radiator

New Fitted Kitchen 10'4" x 10'3" (3.17m x 3.14m)



stunning fitted kitchen featuring a range of wall and base cabinets with

complementary quartz worktops with inlaid sink, integrated double oven, microwave and induction hob with extractor over, integrated fridge freezer and dishwasher, tiled floor and splashbacks, inset ceiling spotlights and under cabinet courtesy lighting, pantry cupboard, uPVC double glazed window to rear aspect

Utility Room 7'11" x 6'11" (2.43m x 2.12m)

range of base and wall cabinets with complementary worktop and inset stainless steel sink, plumbing for washing machine and space for tumble dryer, Vaillant boiler, tiled flooring, radiator, uPVC double glazed window to rear aspect, uPVC door to garden

First Floor

Landing

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

Bedroom 1 11'10" x 10'11" (+door recess) (3.63m x 3.35m (+door recess))



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

- 3 Bedroom Sefton Semi
- Gas Central Heating
- Attached Garage

- EPC Rating D
- uPVC Double Glazing
- Stunning New Kitchen

- South Facing Rear Garden
- Utility Room

Bedroom 2 11'11" x 10'11" (+door recess) (3.64m x 3.35m (+door recess))



uPVC double glazed window to rear aspect, radiator, laminate flooring, stunning Sharps fitted wardrobes and furniture (fitted Nov 22)

Bedroom 3 10'1" x 9'1" (3.09m x 2.77m)



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

Bathroom 5'11" x 8'11" (1.81m x 2.73m)



white suite comprising; low level w.c., wash hand basin and panelled bath with electric shower over, chrome heated towel rail, tiled walls and flooring, uPVC ceiling with inset spotlights, uPVC double glazed frosted windows to side and rear aspects

Outside
South Facing Rear Garden



patio, lawn, shrub and flower beds with mature planting, shed, garden tap, gated access to front of house

Front Garden
walled front with open access to block paved driveway providing ample off road parking and leading to the attached garage, flower bed, gated access to rear of house

Attached Garage
up and over door, power and light

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.

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	



