



Redbank Close, Aintree, Liverpool, L10 1AA

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for Sale this Redrow built 'Warwick' three bedroom detached property enjoying a good sized plot with large driveway and south facing rear garden. Bought in 2018 the spacious accommodation briefly comprises; entrance hall, lounge, dining kitchen with utility and downstairs w.c.. To the first floor are three bedrooms, the master having ensuite and a family bathroom. Outside there is a good sized private rear garden extending around to the side and open plan front with large lawned areas either side of a tarmac driveway. A fabulous family home in an exclusive cul de sac - early viewing recommended.

£330,000



Entrance Hall



front entrance door, radiator, tiled floor, understairs cupboard, stairs to first floor

Lounge 15'5" x 10'6" (4.71m x 3.21m)



uPVC double glazed lead light window to front aspect, radiator, wood panelled feature wall

Dining Kitchen 18'6" x 13'5" (max) (5.65m x 4.11m (max))



fabulous entertaining space with a good range of base, wall and larder cabinets with complementary worktops, integrated AEG double oven and gas hob with extractor over, integrated fridge freezer and dishwasher, tiled floor and splashbacks, vertical radiator, inset ceiling spotlights, utility cupboard (with plumbing for washing machine and space for tumble dryer), , wood panelled feature wall, uPVC double glazed french doors with full height glazed side panels to rear aspect

W.C. 5'10" x 4'7" (1.80m x 1.40m)

low level w.c. and wash hand basin, radiator, tiled floor, inset ceiling spotlights, uPVC double glazed window to front aspect

First Floor

Landing

uPVC double glazed frosted window to side aspect, built in cupboard, access to loft space, radiator, feature half wall wood panelling to stairs

Master Bedroom 11'10" x 11'3" (3.61m x 3.43m)



uPVC double glazed lead light window to front aspect, radiator, wood panelled feature wall, door to ensuite

Ensuite

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

Bedroom 2 11'5" x 10'11" (3.48m x 3.35m)



uPVC double glazed window to rear aspect, radiator, wood panelled feature wall

Bedroom 3 10'7" x 5'5" (+wardrobes) (3.25m x 1.66m (+wardrobes))



uPVC double glazed window to rear aspect, radiator, fitted wardrobes

Family Bathroom 8'5" x 6'11" (2.57m x 2.12m)



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, inset ceiling spotlights, built in cupboard, uPVC double glazed frosted lead light window to front aspect

Outside
South Facing Rear Garden



fabulous private rear garden that extends around the side

with patio area with raised brick built seating, fire pit and barbeque, outdoor lighting and tap, shed, gated access to front

Front Garden
open plan front with lawn and tarmac driveway with separate enclosed lawn to the side

Additional Information
Tenure : Freehold
Council Tax Band : D
Local Authority : Liverpool

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		94
(81-91) B	83	
(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	



