



Bullbridge Lane, Aintree Village, Liverpool, L10 6LY

Grosvenor Waterford
ESTATE AGENTS LIMITED





Grosvenor Waterford are delighted to offer for Sale this stunning extended four bedroom semi detached house situated in sought after Aintree Village. Benefitting from both a double storey extension to the side and a single storey extension to the rear, this substantial family home provides accommodation comprising; entrance hall, lounge, dining room, kitchen, morning room, utility and downstairs w.c.. To the first floor there are four double bedrooms and a family bathroom with ladder access to a loft room. Outside there is a good sized rear garden and a walled front with open access to a paved drive for a number of vehicles that leads to the integral garage. The property also benefits from uPVC double glazing and gas central heating. A viewing is well worth while to fully appreciate the size of the accommodation on offer.

£320,000



Entrance Porch

uPVC double glazed sliding doors, tiled floor

Hall

uPVC front door and side panel, radiator, karndean flooring, radiator, understairs cupboard, stairs to first floor

Lounge 14'2" x 13'2" (4.33m x 4.02m)

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

Dining Room 11'0" x 9'3" (3.36m x 2.84m)



uPVC double glazed french doors to rear garden, radiator, laminate flooring

Kitchen 10'5" x 10'2" (3.18m x 3.12m)



fabulous fitted kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, integrated Neff appliances (double oven, microwave, induction hob with extractor over, fridge freezer and dishwasher), glass splashbacks, karndean flooring, inset ceiling spotlights, uPVC double glazed window to rear aspect

Morning Room 9'10" x 8'7" (3.00m x 2.62m)



uPVC double glazed french doors to rear garden, radiator, karndean flooring, uPVC double glazed window to side aspect

Utility Room 5'10" x 5'4" (1.80m x 1.65m)

plumbing for washing machine and space for tumble dryer, karndean flooring

Downstairs W.C. 2'10" x 5'4" (0.87m x 1.65m)

white suite comprising; low level w.c. and wash hand basin, karndean flooring, part tiled walls

First Floor

Landing

storage cupboard

Bedroom 1 13'2" x 13'6" (into doorway) (4.02m x 4.12m (into doorway))



uPVC double glazed window to front aspect, radiator

Bedroom 2 11'8" x 13'6" (into doorway) (3.57m x 4.12m (into doorway))



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

Bedroom 3 10'2" x 9'1" (3.10m x 2.79m)

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

Bedroom 4 18'6" x 8'7" (5.65m x 2.64m)



uPVC double glazed windows to front and rear aspects, two radiators

Family Bathroom 5'4" x 8'10" (1.65m x 2.71m)



modern white suite comprising; panelled bath, wash hand basin in vanity cabinet and low level w.c., radiator and chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted windows to side and rear aspects

Loft Room 12'3" x 11'11" (3.74m x 3.64m)

accessed via pull down ladder from landing, velux skylight, under eaves storage

Outside

Rear Garden

good sized rear garden with patio areas, lawn and gravel and mature borders

Front Garden

walled front with open access to paved driveway with parking for a number of vehicles, leading to the integral garage

Integral Garage 25'0" (max) x 8'9" (max) (7.63m (max) x 2.69m (max))

up and over door, power and light, Worcester boiler, uPVC door to rear garden

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		87
(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	



