



Wango Lane, Aintree Village, Liverpool, L10 8JG

Grosvenor Waterford
ESTATE AGENTS LIMITED



STUNNING FAMILY HOME

Grosvenor Waterford are delighted to offer for sale this substantial and fabulous five/six bedroom detached property situated in popular Aintree Village. The property is unrecognisable from the original build, with the current owners extending both downstairs and into the loft to create a very large family home with accommodation comprising; entrance hall, w.c., lounge, kitchen/conservatory, sitting room, further living room, morning room, dining room, orangery, study, downstairs shower room, utility room and two bedrooms on the ground floor. To the first floor there are three further bedrooms and a family bathroom on one side and separate stairs with a glass balustrade to the master bedroom. Outside there is an enclosed rear garden with indian stone patio, timber deck and artificial lawn and front garden with in and out driveway. The property has been finished to a high standard throughout and benefits from uPVC double glazing and gas central heating. We cannot do justice to this property with photographs. A viewing is therefore considered essential in order to appreciate what is on offer in this unique and special home.

Offers over £450,000



Entrance Hall

composite entrance door and uPVC double glazed window to side aspect, tiled flooring, radiator

W.C.

low level w.c., pedestal sink, chrome heated towel rail, tiled floor

Morning Room 9'1" x 10'7" (2.79m x 3.24m)

uPVC double glazed window to side aspect, Amtico flooring, stairs with glass balustrade to master bedroom

Open Plan Dining Kitchen/Conservatory 12'1" x 17'8" (max) (3.70m x 5.40m (max))

stylish fitted kitchen featuring a range of wall and base cabinets with complementary solid wood worktops and centre island, gas range cooker, Amtico flooring, tiled splash backs, inset ceiling spotlights, vertical radiator, uPVC double glazed windows to front and rear aspects, door to courtyard

Lounge 18'2" x 14'0" (5.54m x 4.28m)

uPVC double glazed windows to front and side aspects, log burner fire in feature surround, Amtico flooring, radiator, open to living room

Living Room 15'4" x 11'0" (4.68m x 3.36m)



uPVC double glazed bay window to front aspect, uPVC double glazed french doors to rear aspect, Amtico flooring, radiator

Dining Room 11'8" x 11'3" (3.56m x 3.43m)



open to orangery, tiled floor, radiator

Orangery 14'3" x 9'7" (4.36m x 2.93m)



fabulous entertaining space with lantern glass roof and uPVC bi fold doors to rear garden, tiled floor, radiator, inset ceiling spotlights, uPVC double glazed windows to both side aspects

Sitting Room 15'10" x 10'5" (4.83m x 3.19m)



uPVC double glazed window to front aspect, media wall with electric glass fronted flame effect fire, radiator, tiled flooring, inset ceiling spotlights

Study 9'0" x 7'1" (2.76m x 2.16m)

uPVC double glazed window to front aspect, tiled floor, built in cupboard, radiator, inset ceiling spotlights

Utility Room

almost like a second kitchen with a range of base and wall cabinets with complementary granite worktops, space for american style fridge freezer, plumbing for washing machine and dishwasher, tiled floor, inset ceiling spotlights, radiator, cupboard housing Ideal boiler, uPVC double glazed window to side aspect

Downstairs Shower Room 10'7" x 6'9" (3.23m x 2.06m)

uPVC double glazed window to side aspect, walk in shower with mains shower, low level w.c., chrome heated towel rail, tiled floor and walls

Bedroom 5 11'6" x 10'0" (3.53m x 3.07m)



uPVC double glazed window to rear aspect, tiled floor, radiator

Inner Hall

inset ceiling spotlights, tiled floor, stairs to first floor

Bedroom 6/Walk in Wardrobe 12'9" x 8'5" (3.89m x 2.57m)

uPVC double glazed window to rear aspect, radiator, tiled floor

First Floor

Landing

uPVC double glazed window to front aspect, inset ceiling spotlights, under eaves storage

Bedroom 2 18'2" (into eaves) x 13'7" (5.55m (into eaves) x 4.15m)



master bedroom with two velux skylights to front and rear aspects, chrome radiator, inset ceiling spotlights, under eaves storage

Bedroom 3 10'4" x 13'1".308'4" (+storage area) (3.16m x 4..94m (+storage area))

formerly two bedroom snow combined
two uPVC double glazed windows to rear aspect, radiator, inset ceiling spotlights, fitted wardrobes

Bedroom 4 6'1" x 9'2" (1.86m x 2.81m)

velux skylight

Family Bathroom 9'8" x 6'11" (2.96m x 2.12m)

modern white suite comprising; low level w.c., wash hand basin in vanity cabinet, bath, tiled flooring, inset ceiling spotlights, chrome heated towel rail, under eaves storage, two velux skylights to front aspect

Master Bedroom 23'6" (+wardrobe space) x 10'4" (+under eaves stor) (7.18m (+wardrobe space) x 3.16m (+under eaves stor))



three velux skylights, inset ceiling spotlights

Outside

Rear Garden

fabulous enclosed rear garden with extensive indian stone patio areas and artificial lawn, raised timber deck, courtyard to side, built in shed, outdoor lighting, gated access to front of house

Front Garden

in and out gravelled driveway with off road parking for several cars, shrub and flower beds, gated access to rear of house

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	



