



Grosvenor Waterford
ESTATE AGENTS LIMITED

Bullbridge Lane, Aintree Village, Liverpool, L10 6LY



We are delighted to offer for sale this impressively extended and improved four bedroom semi detached house situated in popular Aintree Village, enjoying a good sized corner plot. The beautiful accommodation briefly comprises; entrance hall, lounge, dining room, open plan kitchen/ family room and downstairs w.c. To the first floor there are four bedrooms, the master being en suite and a family bathroom with freestanding bath and separate shower cubicle. Outside there are gardens to the side and rear and a good sized walled front garden with ample off road parking. The property also benefits from gas central heating and uPVC double glazing with plantation shutters. A stunning family home on a sought after corner plot - early viewing recommended.

£355,000



Extended Hall

uPVC double doors to front aspect, uPVC double glazed windows to side aspects, luxury vinyl flooring, traditional style radiator, stairs to first floor

Lounge 12'2" x 12'5" (3.72m x 3.80m)



uPVC double glazed window with plantation shutters to front aspect, radiator, hole in the wall living flame gas fire in feature surround, traditional style radiator, luxury vinyl flooring

Dining Room 9'10" x 10'9" (3.02m x 3.28m)



uPVC double glazed window with plantation shutters to rear aspect, traditional style radiator, luxury vinyl flooring

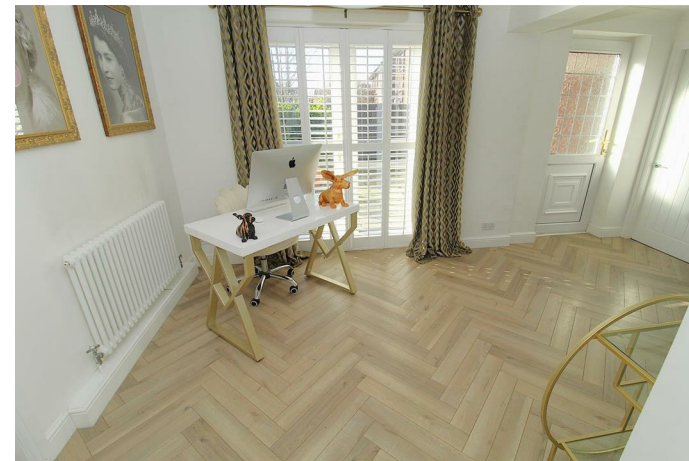
Breakfast Kitchen 12'10" x 11'0" (3.93m x 3.36m)



modern fitted kitchen featuring a range of quality wall and base cabinets

with complementary worktops and breakfast bar, integrated Bosch electric oven and gas hob with extractor over, Bosch integrated dishwasher, Hoover integrated washing machine, space for american fridge freezer, and wine cooler, vertical radiator, luxury vinyl flooring, uPVC double glazed windows to front and side aspects with plantation shutters, open to family room

Family Room 12'0" x 15'6" (3.67m x 4.73m)



uPVC double glazed french doors with plantation shutters to rear garden, traditional style radiator, luxury vinyl flooring, built in cupboard, uPVC door to rear garden

Downstairs W.C.

modern white suite comprising; low level w.c. and wash hand basin in vanity cabinet, chrome heated towel rail, luxury vinyl flooring, uPVC double glazed window with planation shutters to side aspect

First Floor

Landing

access to loft space, built in cupboard

Master Bedroom 12'6" x 10'11" (3.83m x 3.34m)



uPVC double glazed window with plantation shutters to front aspect, fitted wardrobes, built in cupboard housing boiler, inset ceiling spotlights, radiator, laminate flooring, door to en suite

En Suite

modern white suite comprising; low level w.c., wash hand basin in vanity cabinet and shower cubicle with mains shower, tiled floor and walls, chrome heated towel rail, inset ceiling spotlights, two uPVC double glazed windows with plantation shutters to rear aspect

Bedroom 2 12'1" x 12'2" (into doorway) (3.69m x 3.72m (into doorway))



uPVC double glazed window with plantation shutters to front aspect, radiator, laminate flooring

Bedroom 3 10'0" x 12'3" (3.07m x 3.74m)



uPVC double glazed window with plantation shutters to rear aspect, radiator, laminate flooring

Bedroom 4 7'2" x 10'0" (2.20m x 3.05m)

uPVC double glazed window with plantation shutters to front aspect, radiator, laminate flooring, storage cupboard

Family Bathroom 8'0" x 8'0" (2.45m x 2.46m)



modern white suite comprising; low level w.c., wall mounted wash hand basin in vanity cabinet, freestanding bath and large shower cubicle with mains shower, tiled floor and walls, chrome heated towel rail, uPVC double glazed window with plantation shutters to rear aspect

Outside

Rear & Side Garden

patio area with mature planting leading to a walled side garden laid to lawn with shrub borders, gated access to front

Front Garden

walled front with lawned areas with mature borders and block paved driveway providing ample off road parking

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		
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