



**Sandhurst Drive, Aintree Village, Liverpool, L10 6LU**

**Grosvenor Waterford**  
ESTATE AGENTS LIMITED





**ABSOLUTELY STUNNING AND SPECIAL PROPERTY**

Grosvenor Waterford are delighted to offer for Sale this amazing four bedroom extended Sefton Semi in sought after Aintree Village. The property benefits from double and single storey extensions and provides substantial accommodation comprising; entrance porch, hall, lounge, dining room, kitchen, full width family room with bi-fold doors to rear garden and underfloor heating, morning room, utility room and downstairs w.c.. To the first floor are four double bedrooms and two spacious family bathrooms. Outside is a large rear garden and walled front with block paved driveway that leads to the integral garage. The property also benefits from uPVC double glazing and gas central heating, An absolute must see property for anyone looking for a large family home on a great sized plot - you won't be disappointed!

**£375,000**





### Entrance Porch

composite front door and uPVC double glazed windows, built in cupboard, tiled floor

### Hall

sliding glazed entrance door, radiator, karndean flooring, cupboards, stairs to first floor

### Lounge 14'6" x 13'5" (4.43m x 4.09m)

uPVC double glazed window to front aspect, dual fuel gas fire/log burner in feature surround, radiator, open to dining room

### Dining Room 10'3" x 9'4" (3.14m x 2.87m)



radiator, double opening glazed doors to family room

### Kitchen 10'2" x 10'4" (3.10m x 3.15m)



fitted kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, integrated double oven and induction hob with extractor over, integrated larder fridge, tiled floor and splashbacks, open to family room

### Family Room 9'11" x 22'11" (3.04m x 6.99m)



stunning room with uPVC double glazed bi-fold doors to rear garden, tiled floor with underfloor heating, inset ceiling spotlights, two velux skylights, further uPVC double glazed window

### Utility Room 6'5" x 7'8" (1.97m x 2.35m)

range of base and wall cabinets with complementary worktops, plumbing for washing machine, tiled floor and splashbacks, uPVC double glazed window to side aspect

### Downstairs W.C.

modern white suite comprising; low level w.c. and wash hand basin in vanity cabinet, radiator, tiled floor and splashbacks, uPVC double glazed frosted window to side aspect

Morning Room 11'10" x 10'8" (3.61m x 3.27m)



uPVC double glazed window to rear aspect, vertical radiator, uPVC double glazed french doors to rear garden

First Floor

Landing

'L' shaped landing with built in cupboard, access to loft space, uPVC double glazed window to side aspect, velux skylight

Bedroom 1 16'2" x 11'8" (4.95m x 3.57m)



uPVC double glazed window to rear aspect, radiator

Additional Bathroom 5'10" x 8'1" (1.79m x 2.48m)

modern white suite comprising; panelled bath and separate shower cubicle with electric shower, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and part tiled walls, uPVC double glazed window to front aspect

Bedroom 2 13'5" x 11'8" (+wardrobes) (4.10m x 3.56m (+wardrobes))



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

Bedroom 3 11'6" x 13'9" (3.51m x 4.20m )



uPVC double glazed window to rear aspect, radiator

Bedroom 4 10'5" x 8'11" (3.18m x 2.74m)

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

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

modern white suite comprising; panelled bath, separate shower cubicle with electric shower, low level w.c. and wash hand basin in vanity cabinet, chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden

large rear garden with raised patio area, lawn with established borders and shed

Front Garden

walled front with open access to block paved driveway that leads to the integral garage

Integral Garage 16'9" x 8'4" (5.11m x 2.56m)

up and over door, power and light, door to family room

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](http://www.gov.uk/government/organisations/land-registry).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC







