



Grosvenor Waterford are delighted to offer for sale this fantastic extended three bedroom semi detached house set back on Sedbergh Avenue in sought after Aintree Village. The stunning accommodation briefly comprises; entrance hall, lounge, extended dining room and extended kitchen (fitted in 2022). To the first floor are three bedrooms with wardrobes and a fabulous bathroom with separate bath and shower cubicle. The private and beautiful rear garden has a patio, lawn and pond, whilst the front offers plenty of private off road parking in front of the property and on the block paved drive. The property also benefits from uPVC double glazing and gas central heating with a new boiler installed in 2022. A perfect family home in a great location within walking distance of all the local schools - early viewing definitely recommended.

£250,000



Entrance Hall 10'3" x 7'7" (3.13m x 2.32m)

composite front door, stylish column radiator, laminate herringbone flooring, inset ceiling spotlights, stairs to first floor

Lounge 21'9" x 10'9" (6.63m x 3.28m)



uPVC double glazed window to front aspect, gas fire in feature surround, radiator, inset ceiling spotlights, double doors to dining room

Dining Room 12'0" x 9'3" (3.68m x 2.83m)



uPVC double glazed french doors with glazed side panels to rear garden, radiator, inset ceiling spotlights

Kitchen 17'9" x 7'7" (5.43m x 2.32m)



fabulous fitted kitchen with a range of grey base, larder and wall

cabinets with complementary white worktops and splashbacks, full range of integrated appliances (double combination oven, induction hob with extractor over, larder fridge, dishwasher, freezer and washing machine), radiator, herringbone laminate flooring, inset ceiling spotlights, uPVC double glazed windows to side and rear aspects, uPVC door to rear garden

First Floor

Landing

uPVC double glazed window to side aspect, access to loft space, inset ceiling spotlights

Bedroom 1 12'1" x 10'10" (3.69m x 3.32m)



uPVC double glazed window to front aspect, radiator, inset ceiling spotlights, fitted wardrobes

- Extended 3 Bedroom Semi
- Gas Central Heating (new boiler 2022)
- No Chain
- EPC Rating D
- New Kitchen fitted 2022

- uPVC Double Glazing
- Cul de Sac Location

Bedroom 2 9'4" x 10'11" (2.85m x 3.35m)



uPVC double glazed window to rear aspect, radiator, inset ceiling spotlights, wardrobes

Bedroom 3 8'3" x 7'6" (2.54m x 2.31m)



uPVC double glazed window to rear aspect, radiator, inset ceiling spotlights, fitted wardrobes

Family Bathroom 9'1" x 7'6" (2.78m x 2.29m)



large bathroom with white suite comprising; freestanding bath, separate shower cubicle with mains shower, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to front aspect

Outside
Rear Garden



fabulous private rear garden with patio, lawn, established planting, fish pond, shed, double gated access to front

Front Garden
walled front with block paved driveway and further tarmac driveway to the front of the property

Additional Information

Tenure : Freehold
Council Tax Band : Sefton
Local Authority : C

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		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



