



Bradfield Avenue, Aintree Village, Liverpool, L10 3JJ

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this extended three bedroom semi detached house situated in sought after Aintree Village and close to local shops, the motorway network and Old Roan train station. The beautifully presented accommodation briefly comprises; entrance hall, lounge, extended dining room and extended kitchen/breakfast room. To the first floor are three bedrooms and a spacious family bathroom. The well maintained rear garden has two patio areas and lawn, whilst the paved front offers off road parking. The property also benefits from uPVC double glazing and annually serviced gas central heating with a new Baxi boiler installed in 2022 . A lovely family home in a great location - early viewing definitely recommended.

£230,000



Entrance Hall 10'4" x 7'6" (3.17m x 2.30m)

composite front door, two radiators, laminate flooring, inset ceiling spotlights, stairs to first floor, uPVC double glazed window to front aspect

Lounge 16'11" x 10'9" (5.17m x 3.30m)

uPVC double glazed window to front aspect, electric fire in feature surround, radiator, laminate flooring, folding doors to dining room

Dining Room 9'6" x 10'9" (2.90m x 3.29m)

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

Extended Kitchen/Breakfast Room 20'9" x 7'7" (6.35m x 2.33m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, integrated fridge freezer, plumbing for washing machine, space for tumble dryer, radiator, laminate flooring, tiled splashbacks, inset ceiling spotlights, built in pantry cupboard, uPVC double glazed windows to both side aspects, uPVC double glazed door to rear garden

First Floor**Landing**

uPVC double glazed window to side aspect, access to loft space

- Extended 3 Bedroom Semi Detached
- Gas Central Heating (new boiler 2022)
- Great Location
- EPC Rating D
- Good Sized Rear Garden

- uPVC Double Glazing
- Off Road Parking

Bedroom 1 12'4" x 10'9" (3.78m x 3.30m)



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

Bedroom 2 9'4" x 10'9" (2.86m x 3.30m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 7'11" x 7'7" (2.42m x 2.33m)



uPVC double glazed window to rear aspect, radiator

Family Bathroom 6'11" x 6'9" (2.13m x 2.07m)



spacious and modern bathroom with white suite comprising; shower bath with shower over=, low level w.c. and wash hand basin, vertical radiator, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to front aspect

Outside

Rear Garden



Front Garden

Additional Information

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

Agents Note

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