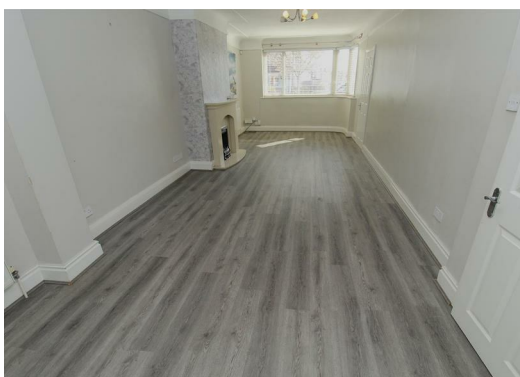




Bradfield Avenue, Aintree Village, Liverpool, L10 3JH
£220,000

Grosvenor Waterford are delighted to offer for sale this extended three bedroom semi detached property situated in the sought after location of Aintree Village and convenient for local shops, schools and Old Roan station. The spacious accommodation briefly comprises: entrance hall, open plan and extended lounge/dining room and extended kitchen with appliances. To the first floor there are three bedrooms and a modern family shower room. Outside there is a west facing rear garden that is great for afternoon/evening entertaining and front garden with off road parking. The property also benefits from uPVC double glazing and gas central heating. Offered with no ongoing chain this is an ideal family home, early viewing is recommended.



Entrance Hall

uPVC front door and double glazed window, luxury vinyl flooring, radiator, useful understairs cupboard, stairs to first floor

Extended and Open Plan Lounge/Dining Room

28'1" x 10'8" (max) (8.57m x 3.26m (max))

uPVC double glazed bay window to front aspect, two radiators, luxury vinyl flooring, living flame gas fire in feature surround, uPVC double glazed french doors and side panels to rear garden

Extended Kitchen

16'11" x 7'7" (5.16m x 2.33m)

modern fitted kitchen with a range of base and wall units with complementary worktops, gas range style cooker with extractor over, american style fridge freezer, washing machine, dishwasher, radiator, luxury vinyl flooring, tiled splashbacks, uPVC double glazed window and door to rear aspect

Landing

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

Bedroom 1

12'4" x 10'9" (3.78m x 3.29m)

uPVC double glazed bay window to front aspect, radiator, laminate flooring

Bedroom 2

9'5" x 7'6" (2.89m x 2.29m)

uPVC double glazed bay window to rear aspect, radiator, laminate flooring

Bedroom 3

8'2" x 7'8" (2.50m x 2.35m)

uPVC double glazed window to rear aspect, radiator, laminate flooring

Family Bathroom

7'1" x 7'6" (2.18m x 2.30m)

modern fitted bathroom comprising; walk in shower cubicle with mains shower, low level w.c. and wash hand basin in vanity cabinet, tiled floor and walls, chrome heated towel rail, inset ceiling spotlights, uPVC double glazed frosted window to front aspect

Outside

West Facing Rear Garden

good sized rear garden not overlooked to the rear with patio, lawn and shed, gated access to front

Front Garden

walled front with double gated access to paved driveway and lawn

Additional Information

Tenure : Freehold

Council Tax Band : C

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		85
(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		83
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		