



Grosvenor Waterford
ESTATE AGENTS LIMITED

Eremon Close, Aintree, Liverpool, L9 0NZ



Grosvenor Waterford are delighted to offer for sale this stunning three bedroom detached house, enjoying a cul de sac location on the sought after Foxhunter development. The modern and spacious accommodation briefly comprises; entrance hall, lounge, dining room/sitting room extended in 2023 with bi-folds, new kitchen with granite worktops and integrated appliances fitted in 2023 and downstairs w.c.. To the first floor are three bedrooms, the master having an ensuite refitted in 2020 and a family bathroom. Outside there is a landscaped west facing rear garden and open plan front with lawn and block paved driveway leading to the part converted detached garage. The property benefits from uPVC double glazing and gas central heating. A modern, spacious high specification family home - must be viewed to be fully appreciated

Offers over £310,000



Entrance Hall

uPVC front door, radiator, laminate flooring, stairs to first floor

Downstairs W.C.

low level w.c. and wash hand basin, radiator, laminate flooring, part tiled walls, uPVC double glazed frosted window to front aspect

Lounge 15'7" (into bay) x 10'5" (4.75m (into bay) x 3.19m)



uPVC double glazed square bay window to front aspect, gas fire in modern surround, radiator, laminate flooring

Kitchen 14'11" x 8'5" (4.56m x 2.59m)



stunning fitted kitchen with a range of grey base, wall and larder cabinets with contrasting white granite worktops and breakfast bar and inlaid sink, full suite of integrated appliances (oven, microwave, induction hob with extractor, fridge freezer, washing machine and dishwasher), inset ceiling spotlights, laminate flooring, uPVC door to side aspect, uPVC double glazed window to rear aspect

Extended Dining Room/Sitting Room 21'8" x 11'2" (6.61m x 3.41m)



fabulous room with uPVC double glazed bi-fold doors to rear garden and three uPVC double glazed windows to side aspect and lantern roof, two radiators, laminate flooring, inset ceiling spotlights, open to kitchen

First Floor

Landing

access to loft space

- Extended 3 Bedroom Detached
- uPVC Double Glazing
- Extension & Kitchen added 2023
- EPC Rating TBC
- Gas Central Heating
- Part Converted Garage Room
- Cul de Sac Location

Master Bedroom 13'6" (into bay) x 10'7" (4.12m (into bay) x 3.25m)



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

Ensuite 7'4" x 9'3" (2.25m x 2.84m)



spacious ensuite with white suite comprising; shower cubicle with electric shower, wash hand basin and low level w.c., traditional radiator, part tiled walls, built in cupboard, uPVC double glazed frosted window to front aspect

Bedroom 2 11'2" x 10'8" (3.41m x 3.26m)



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

Bedroom 3 6'7" x 9'9" (2.02m x 2.99m)



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

Family Bathroom 8'1" x 6'6" (2.47m x 1.99m)

modern white suite comprising; panelled bath, low level w.c. and wash hand basin, radiator, part tiled walls, uPVC double glazed window to side aspect

Outside

Detached Garage and Office 12'3" x 8'11" (3.75m x 2.74m)

garage to front double opening doors, power and light (used for storage only) with an office to the rear with uPVC double glazed french doors to rear garden

Rear Garden

beautiful rear garden with block paved patio, lawn with established borders and gravelled bed, gated access to front

Front Garden

open plan front with lawn and tarmac driveway leading to the detached garage

Additional Information

Tenure : Freehold
Council Tax Band : D
Local Authority : Liverpool

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		
England & Wales		
EU Directive 2002/91/EC		



