



School Lane, Aintree Village, Liverpool, L10 8LH

£220,000

A rare opportunity has arisen to purchase a three bedroom bow bay semi detached house with a very large south west facing rear garden that backs onto the Leeds Liverpool Canal, with Aintree Racecourse behind. The well presented accommodation briefly comprises; entrance hall, lounge, dining room and kitchen with three bedrooms and a family bathroom upstairs. Outside the rear garden is laid mainly to lawn with established planting and patio and the walled front has open access to a paved driveway that leads via double gates to a detached garage. The property also benefits from gas central heating with a Vaillant boiler installed a few years ago, an electrical re-wire and uPVC double glazing. This property has lots of potential to extend and is also offered with no ongoing chain. Definitely well worth viewing.



Entrance Hall

front entrance door, radiator, understairs cupboard with uPVC double glazed window, stairs to first floor

Lounge

14'7" (into bay) x 12'4" (4.46m (into bay) x 3.78m)

uPVC double glazed bow bay window to front aspect with curved radiator below, electric fire mounted in front of open fireplace

Dining Room

12'0" x 11'11" (3.67m x 3.65m)

uPVC double glazed window to rear aspect, electric fire in feature surround

Kitchen

14'6" x 6'4" (4.44m x 1.94m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, cooker, plumbing for washing machine, space for undercounter fridge, radiator, Vaillant boiler, tiled splashbacks, uPVC double glazed windows to side and rear aspects, uPVC door to rear garden

First Floor

Landing

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

Bedroom 1

14'7" (into bay) x 11'6" (4.46m (into bay) x 3.53m)

uPVC double glazed bow bay window to front aspect with curved radiator below, original fireplace

Bedroom 2

12'0" x 11'10" (3.67m x 3.63m)

uPVC double glazed window to rear aspect, radiator, original fireplace, built in wardrobe

Bedroom 3

8'10" x 6'10" (2.70m x 2.10m)

uPVC double glazed window to front aspect, radiator

Family Bathroom

6'10" x 6'4" (2.09m x 1.94m)

white suite comprising; panelled bath with shower over, wash hand basin and low level w.c., radiator, part tiled walls, uPVC double glazed frosted window to rear aspect

Outside

Detached Garage

up and over door, uPVC double glazed window to side aspect, door to rear garden

South West Facing Rear Garden

very large mature rear garden which backs onto the Leeds Liverpool Canal with Aintree Racecourse beyond

Front Garden

walled front with open access to lawn and paved driveway that leads via double gates to the detached garage

Additional Information

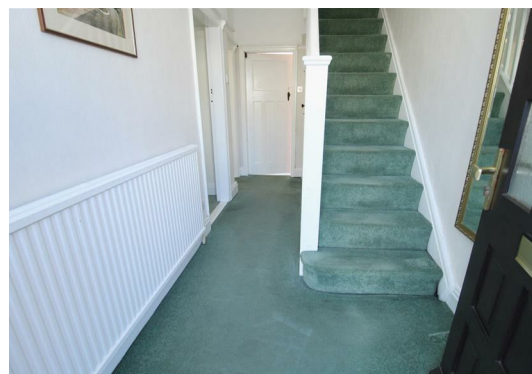
Tenure : Freehold

Council Tax Band : C

Local Authority : Sefton

Agents Note

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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		