



## **Kempton Park Road, Aintree Village, Liverpool, L10 6NH**

### **£205,000**

Grosvenor Waterford are delighted to offer for sale this extended two bedroom semi detached bungalow in sought after Aintree Village and convenient for all local amenities and transport links. The accommodation briefly comprises; entrance porch, hall, living room, kitchen, two bedrooms, shower room, conservatory and loft room. Outside there is a west facing rear garden, detached garage and walled front garden with driveway. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. An early viewing is recommended.



### Entrance Porch

uPVC front door and uPVC double glazed windows to side and front aspects, tiled floor

### Hall

uPVC door, built in cupboards, tiled floor, radiator

### Living Room

15'5" x 11'6" (4.72m x 3.51m)

uPVC double glazed bay window to front aspect, gas fire in feature surround, radiator, luxury vinyl flooring

### Kitchen

10'3" x 6'6" (3.14m x 1.99m)

modern fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker point, plumbing for washing machine, space for fridge freezer, tiled floor and splashbacks, uPVC double glazed window to side aspect

### Inner Hall

### Bedroom 1

14'1" x 9'2" (4.31m x 2.80m)

uPVC double glazed window to rear aspect, radiator

### Bedroom 2

8'11" x 8'8" (2.74m x 2.65m)

uPVC double glazed french doors to conservatory, radiator, luxury vinyl flooring, stairs to first floor

### Shower Room

6'5" x 5'9" (1.96m x 1.77m)

modern white suite comprising; shower cubicle with electric shower, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted window to side aspect

### Conservatory

8'6" x 15'6" (2.60m x 4.74m)

uPVC double glazed conservatory with french doors to rear garden, radiator, luxury vinyl flooring

### First Floor

### Loft Room

10'2" x 17'2" (3.10m x 5.25m)

uPVC double glazed window to side aspect, under eaves storage, cupboard housing Vaillant boiler

### Outside

### Rear Garden

west facing rear garden with patio extending around to the side, lawn and established borders

### Front Garden

walled front with double gated access to lawn and tarmac driveway, leading via further gate to a detached garage

### Detached Garage

up and over door

### Additional Information

Tenure : Leasehold

Council Tax Band : C

Local Authority : Sefton



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 85        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 57        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |