



Sandhurst Drive, Aintree Village, Liverpool, L10 6LU

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for Sale this very spacious and extended three bedroom Sefton semi detached property on sought after Sandhurst Drive in Aintree Village. The accommodation briefly comprises; welcoming entrance porch, hall, lounge, extended dining room, extended kitchen, w.c. and extended sitting room with bi fold doors to the conservatory. To the first floor there are three good sized bedrooms and a modern shower room. Outside there is an open plan front with good sized block paved drive and a beautiful private landscaped rear garden and an attached garage used for storage only. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A fabulous and substantial family home - early viewing recommended.

£315,000



Entrance Porch

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

Hall

entrance door, radiator, tiled floor, stairs to first floor, understairs cupboard

Lounge 14'6" x 13'5" (4.44m x 4.11m)



uPVC double glazed window to front aspect, hole in the wall gas fire in feature surround, radiator, tiled floor, open to dining room

Extended Dining Room 18'6" x 9'4" (max) (5.65m x 2.87m (max))

uPVC double glazed french doors to rear garden, radiator, tiled floor

Extended Morning Room 18'6" x 10'10" (5.64m x 3.31m)



uPVC double glazed bi-fold doors to conservatory, radiator, tiled floor

Extended Kitchen 29'1" (max) x 7'1" (8.89m (max) x 2.18m)



modern fitted kitchen with a range of base and wall cabinets with

complementary worktops, gas range cooker extractor over, space for fridge freezer, plumbing for washing machine and dishwasher, two radiators, tiled floor and splashbacks, inset ceiling spotlights, uPVC double glazed window to side aspect, uPVC double glazed french doors to rear garden

Downstairs W.C.

low level w.c. and wash hand basin, tiled floor and splashbacks, radiator

Conservatory 13'4" x 8'8" (4.07m x 2.66m)



uPVC double glazed conservatory with french door to rear garden, radiator, tiled floor

First Floor

Landing

uPVC double glazed window to side aspect, built in cupboard, access to loft space, laminate flooring

Bedroom 1 13'1" x 11'5" (+wardrobes) (4.01m x 3.49m (+wardrobes))



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

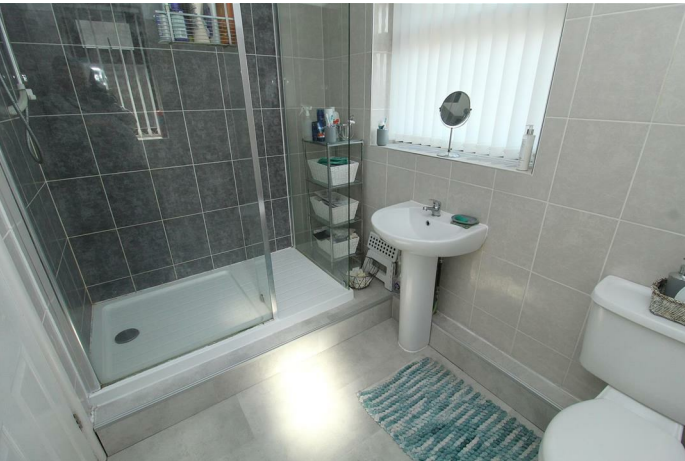
Bedroom 2 12'0" x 13'5" (into doorway) (3.67m x 4.11m (into doorway))



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

Bedroom 3 10'1" x 9'0" (3.09m x 2.75m)
uPVC double glazed window to front aspect, radiator, laminate flooring, built in cupboard

Shower Room 5'10" x 8'11" (1.78m x 2.73m)



modern white suite comprising; walk in shower with electric shower over, wash hand basin and low level w.c., radiator, tiled floor and walls, uPVC double glazed frosted window to rear aspect

Outside
Rear Garden



good sized private rear garden that is not overlooked with patio, lawn and established borders

Front Garden
walled front with open access to paved driveway

Attached Garage
storage only - up and over door, power and light

Additional Information
Tenure : Freehold
Council Tax Band : D
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		
(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		



