



Grosvenor Waterford
ESTATE AGENTS LIMITED

Altway, Aintree Village, Liverpool, L10 2LG



Grosvenor Waterford are pleased to offer for sale this three bedroom Sefton semi detached house situated in a sought after area of Aintree Village. The spacious accommodation briefly comprises; entrance hall, lounge, dining room, kitchen and rear utility space. To the first floor there are three bedrooms, shower room and separate w.c.. Outside there is a private south facing rear garden and a walled front with open access to lawn and a block paved driveway, leading, via double gates, down the side of the property to a detached garage. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A beautiful family home - early viewing worthwhile.

£225,000



Entrance Hall

uPVC front door, radiator, under stairs cupboard, stairs to first floor

Lounge 14'5" x 13'5" (4.41m x 4.09m)



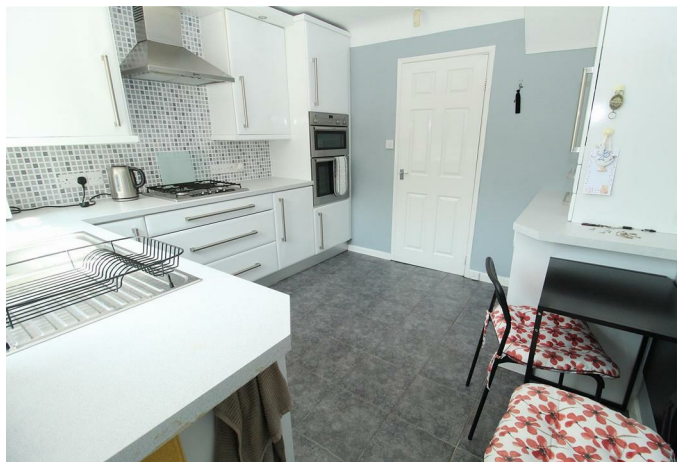
uPVC double glazed window to front aspect, gas fire in feature surround, radiator, open to dining room

Dining Room 10'4" x 9'5" (3.15m x 2.89m)



uPVC double glazed patio doors to rear garden, radiator

Kitchen 10'4" x 10'4" (3.15m x 3.15m)



modern fitted kitchen with a range of base and wall cabinets

with complementary worktops, integrated eye level double oven and gas hob with extractor over, plumbing for washing machine, space for undercounter fridge and freezer, tiled floor and splashbacks, Worcester boiler, uPVC double glazed window to rear aspect, uPVC door to rear porch

Rear Porch

uPVC double glazed door to rear garden, tiled floor, uPVC double glazed window to side aspect

First Floor

Landing

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

Bedroom 1 13'1" x 11'1" (+doorway) (4.01m x 3.40m (+doorway))



uPVC double glazed window to front aspect, radiator, fitted wardrobes and drawers

- 3 Bedroom Sefton Semi
- uPVC Double Glazing
- Detached Garage and Off Road Parking

- EPC Rating TBC
- Gas Central Heating

- South Facing Rear Garden
- No Chain

Bedroom 2 12'0" x 11'1" (+doorway) (3.67m x 3.39m (+doorway))



uPVC double glazed window to rear aspect, radiator, fitted wardrobes and drawers

Bedroom 3 10'0" x 8'11" (3.07m x 2.74m)



uPVC double glazed window to front aspect, radiator, fitted wardrobes and drawers, built in cupboard

Shower Room 5'7" x 5'9" (1.72m x 1.77m)



modern shower room with shower cubicle with electric shower and wash hand basin in vanity cabinet, chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Separate W.C. 5'8" x 2'7" (1.75m x 0.79m)

low level w.c., tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

Outside

South Facing Rear Garden



private rear garden with lawn and good sized patio with established planting, double gated access to front

Front Garden

walled front with open access to a block paved driveway and lawn

Detached Garage

up and over door, window to side aspect

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	



