



Eton Drive, Aintree Village, Liverpool, L10 2JZ

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for Sale this extended two bedroom semi detached dormer bungalow with gable end, situated in sought after Aintree Village. The property is part way through renovation and briefly comprises; entrance hall, lounge, new fitted kitchen, dining room, utility space, two double bedrooms and modern shower room to the ground floor, with a loft room and landing area to the first floor, accessed via stairs. Outside there is private rear garden, which looks onto Davenhill Primary School fields and walled front with open access to a tarmac driveway, which leads to a detached garage that has been converted into a further habitable space. The property benefits from uPVC double glazing and gas central heating. Offered with no ongoing chain a viewing is highly recommended.

£230,000



Entrance Hall



uPVC front door, radiator, stairs to first floor

Lounge 14'8" x 12'5" (4.49m x 3.80m)

inglenook fireplace, radiator, open to dining room and kitchen

Dining Room 12'3" x 8'7" (3.75m x 2.64m)

uPVC double glazed french doors with full height glazed side panels to rear garden, radiator

Kitchen 12'1" x 8'11" (3.70m x 2.74m)



new fitted kitchen with a range of white base and wall cabinets with contrasting black worktops, integrated Bosch eye level oven, microwave and Neff induction hob, radiator, pantry cupboard, uPVC double glazed windows to side and rear aspects, open to rear utility area

Utility Area 5'4" x 5'3" (1.64m x 1.62m)

uPVC door to rear garden, tiled floor, uPVC double glazed windows

Bedroom 1 11'9" (+wardrobes) x 11'8" (3.60m (+wardrobes) x 3.58m)



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

Bedroom 2 9'11" x 9'11" (3.04m x 3.04m)



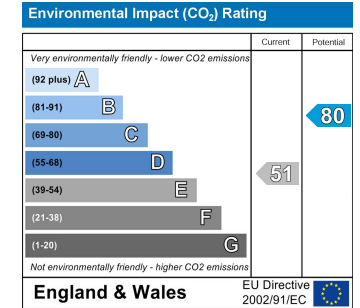
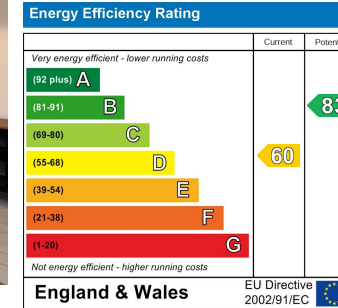
uPVC double glazed window to front aspect, vertical radiator

Loft Room 14'4" x 13'0" (4.39m x 3.97m)



uPVC double glazed window to side aspect, radiator

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.



Shower Room 5'9" x 8'11" (1.77m x 2.74m)



spacious and modern shower room with shower cubicle with mains shower, wash hand basin and low level w.c. in vanity cabinets, radiator, vinyl floor, tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

First Floor

Landing Area 14'4" x 8'9" (4.39m x 2.69m)

access to loft space, under eaves storage

Outside

Rear Garden

private rear garden with Davenhill Primary School fields behind with patio area and lawn

Detached Garage

converted into a further habitable space with new roof, uPVC double glazed windows to side and rear aspects and uPVC double glazed french doors to front, power and light

Front Garden

walled front with open access to tarmac driveway and lawn with access down the side of the bungalow to the rear

Additional Information

Tenure : Freehold
Council Tax Band : C
Local Authority : Sefton

Agents Note

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