

**Eton Drive, Aintree Village, Liverpool, L10 2JZ** 

GROSOEDOR 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

- Extended 2 Bedroom Semi Detached Bungalow EPC Rating D
- Converted Detached Garage with New Roof
- No Chain

- uPVC Double Glazing
- Private Rear Garden looking on to Davenhill fields
- Loft Room with staircase
- Gas Central Heating

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



uPVC double glazed window to front aspect, vertical radiator

#### 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

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



uPVC double glazed window to side aspect, radiator

#### **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 reear

#### **Additional Information**

Tenure : Freehold Council Tax Band : C 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.







