



Taunton Drive, Aintree Village, Liverpool, L10 8JL

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this three bedroom Sefton semi detached house situated in a most sought after location on Taunton Drive. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, kitchen and rear porch. To the first floor there are three double bedrooms, bathroom and separate w.c.. Outside there is a good sized enclosed rear garden and front garden with off road parking leading to the attached garage. The property benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. An ideal family home in a very desirable part of Aintree - early viewing advised.

£225,000



Entrance Porch

uPVC double glazed sliding doors, tiled floor

Hall

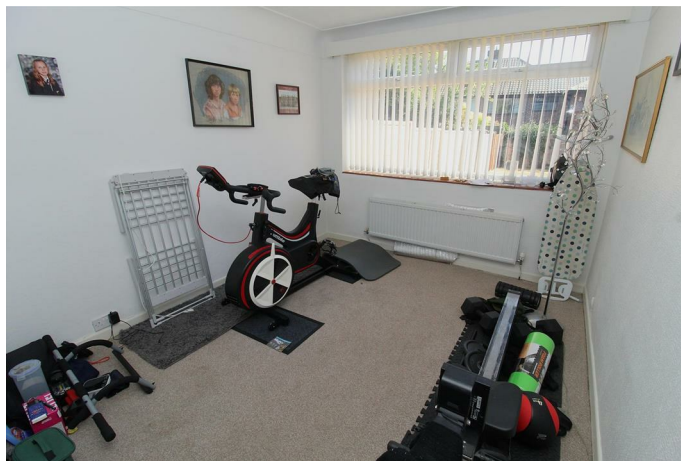
uPVC front door, radiator, stairs to first floor

Lounge 14'5" x 13'3" (4.40m x 4.05m)



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

Dining Room 10'7" x 9'3" (3.23m x 2.84m)



uPVC double glazed window to rear aspect, radiator

Kitchen 10'4" x 10'6" (3.15m x 3.22m)



range of base and wall cabinets, gas cooker, plumbing for

washing machine, space for fridge freezer, understairs cupboard, uPVC double glazed window to rear aspect, door to rear porch

Rear Porch

door to rear garden

First Floor

Landing

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

Bedroom 1 13'2" x 13'10" (into doorway) (4.03m x 4.22m (into doorway))



uPVC double glazed window to front aspect, radiator

- 3 Bedroom Sefton Semi
- Gas Central Heating
- Attached Garage

- EPC Rating C
- Private Rear Garden

- uPVC Double Glazing
- No Chain

Bedroom 2 12'0" x 13'10" (into doorway) (3.66m x 4.22m (into doorway))



uPVC double glazed window to rear aspect, radiator

Bedroom 3 10'0" x 9'1" (3.07m x 2.77m)



uPVC double glazed window to front aspect, radiator, built in cupboard

Bathroom 5'9" x 6'1" (1.76m x 1.86m)



white suite comprising; panelled bath and wash hand basin, part tiled walls, uPVC double glazed window to rear aspect

W.C.

low level w.c., uPVC double glazed window to side aspect

Outside

Rear Garden



Front Garden

Attached Garage 19'6" x 7'9" (5.96m x 2.38m)

up and over door, power and light, boiler, door to rear garden

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	69	
(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		



