



Altway, Aintree Village, Liverpool, L10 3JF

£127,500

Grosvenor Waterford are delighted to offer for Sale this spacious two bedroom ground floor apartment situated adjacent to a small green in the heart of Aintree Village. The accommodation briefly comprises; private entrance porch, hall, lounge, kitchen, two double bedrooms and bathroom. Outside there is a private enclosed rear garden and front driveway providing off road parking. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. Viewing highly recommended.



Porch

uPVC front door, built in storage cupboard

Hall

meter cupboard, radiator, two built in storage cupboards, laminate flooring

Living Room

16'0" (into bay) x 11'8" (4.90m (into bay) x 3.56m)

uPVC double glazed bay window to front aspect, radiator, wall mounted electric fire, laminate flooring

Dining Kitchen

11'6" x 9'10" (3.53m x 3.02m)

fitted kitchen with a range of modern wall and base units with complementary worktops, integrated oven and hob, plumbing for washing machine, radiator, tiled flooring, boiler, uPVC double glazed window to rear aspect

Bedroom 1

14'0" x 9'10" (4.27m x 3.02m)

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

Bedroom 2

10'5" x 10'5" (3.18m x 3.20m)

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

Bathroom

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

Outside

Rear Garden

enclosed rear garden, lawn, patio area and brick storage area, access to front of house

Front Garden

part laid to lawn and part paved to front providing private parking

Additional Information

Tenure : Leasehold

Council Tax Band : A

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.

