



## **Altway, Aintree Village, Liverpool, L10 2LG**

### **£235,000**

Grosvenor Waterford are delighted to offer for Sale this extended three bedroom Sefton semi detached house in popular Aintree Village and convenient for local shops, schools and transport links. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, kitchen, utility room and downstairs shower room. To the first floor there are three double bedrooms and a modern family bathroom. Outside there is a pleasant south facing rear garden and front garden with off road parking, leading to the attached garage. The property benefits from double glazing and gas central heating and is offered with the added advantage of no ongoing chain. Early viewing is recommended for this desirable family home.





### Entrance Porch

double glazed sliding doors, tiled floor

### Hall

entrance door, radiator, laminate flooring, understairs cupboard, stairs to first floor

### Lounge

double glazed window to front aspect, gas fire in feature surround (not currently working), radiator, laminate flooring, open to dining room

### Dining Room

double glazed window to rear aspect, radiator, laminate flooring

### Kitchen

fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, tiled floor and walls, double glazed window to rear aspect, door to utility

### Utility Room

range of base cabinets, radiator, tiled floor and splashbacks, double glazed patio doors to rear garden, double glazed window to side aspect, door to garage

### Downstairs Shower Room

white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and walls, inset ceiling spotlights

### First Floor

#### Landing

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

#### Bedroom 1

double glazed window to front aspect, radiator, laminate flooring

#### Bedroom 2

double glazed window to rear aspect, radiator, laminate flooring, fitted mirrored wardrobes

#### Bedroom 3

double glazed window to front aspect, radiator, laminate flooring, built in cupboard

### Family Bathroom

modern white suite comprising; panelled bath, wash hand basin, low level w.c. and separate shower cubicle with mains shower, chrome heated towel rail, tiled walls, inset ceiling spotlights, double glazed frosted windows to side and rear aspects

### Outside

#### Front Garden

walled front with open access to block paved driveway that leads to the attached garage

#### South Facing Rear Garden

private rear garden with lawn, established planting and greenhouse

### Attached Garage

up and over door electric door (not currently working), power and light, glazed window to side aspect, door to rear hall/utility

### 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](http://www.gov.uk/government/organisations/land-registry).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		64
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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