



Grosvenor Waterford
ESTATE AGENTS LIMITED

Taunton Drive, Aintree Village, Liverpool, L10 8JP



Grosvenor Waterford are delighted to offer for sale this stunning three bedroom Sefton semi detached house with wrap around extension, situated on sought after Taunton Drive, Aintree Village. The spacious accommodation briefly comprises; entrance hall with glass balustrade to stairs, lounge, fabulous kitchen/family room, play room, utility room, downstairs w.c., store (part of the original garage) and salon. To the first floor there are three good sized bedrooms and a four piece family bathroom. Outside there is a pleasant rear garden and a front garden with off road parking. The property also benefits from uPVC double glazing and gas central heating and is offered with the added advantage of no ongoing chain. View early to avoid disappointment.

£315,000



Hall

composite front door with uPVC double glazed full height side panels, radiator, laminate flooring, understairs cupboard, stairs to first floor with glass balustrade

Lounge 14'6" x 13'3" (max) (4.42m x 4.05m (max))



uPVC double glazed window to front aspect, feature fireplace, radiator

Kitchen / Family Room 19'11" x 18'9" (6.09m x 5.73m)



fabulous open plan entertaining space with separate lounge, dining and kitchen areas.
fitted kitchen with a range of wall and base cabinets with complementary worktops and centre island, integrated eye level double oven, microwave and induction hob with extractor over, integrated fridge freezer and dishwasher, laminate flooring, tiled splashbacks, two radiators, inset ceiling spotlights, illuminated media wall, uPVC double glazed window to rear aspect, uPVC double glazed bi-fold doors to rear garden

Play Room 8'6" x 7'4" (max) (2.60m x 2.25m (max))

uPVC double glazed door to rear aspect, laminate flooring

Utility Room 7'8" m x 6'9" (2.36 m x 2.06m)



worktop with space below with plumbing for washing machine and space for tumble dryer, radiator, laminate flooring

Downstairs W.C.

low level w.c. and wash hand basin, laminate flooring, part tiled walls

Store (part of old garage) 10'5" x 7'6" (3.20m x 2.31m)

Vaillant boiler

Salon

uPVC double glazed french doors to front aspect, tiled floor and walls

First Floor

Landing

uPVC double glazed frosted window to side aspect, inset ceiling spotlights, built in cupboard, access to loft space, stairs with glass balustrade

Bedroom 1 13'4" x 13'9" (into doorway) (4.07m x 4.20m (into doorway))



uPVC double glazed window to front aspect, radiator, open fronted fitted wardrobes

Bedroom 2 11'10" x 13'9" (into doorway) (3.61m x 4.20m (into doorway))



uPVC double glazed window to rear aspect, radiator

Bedroom 3 10'0" x 9'0" (3.06m x 2.75m)



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

Family Bathroom 8'10" x 5'2" (2.70m x 1.60m)



spacious bathroom with a four piece white suite comprising: enclosed bath, shower cubicle with mains shower, wash hand basin in vanity cabinet and low level w.c., tiled floor and walls, chrome heated towel rail, inset ceiling spotlights, uPVC double glazed frosted windows to rear and side aspects

Outside

Rear Garden

good sized rear garden with patio, lawn, shrub and flower beds

Front Garden

walled front with open access to lawn and driveway

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.

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



