



Charterhouse Drive, Aintree Village, Liverpool, L10 8JY

£255,000

Grosvenor Waterford are delighted to offer for sale this beautiful three bedroom Sefton Semi detached house situated in a popular location and convenient for local shops, schools and Old Roan Station. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, fabulous white high gloss kitchen with quartz worktops (approx 3 yrs old) and utility space. To the first floor there are three good sized bedrooms and a modern bathroom (approx 3 yrs old). Outside there is a pleasant west facing rear garden and a front garden with off road parking leading to an attached garage. The property also benefits from an electrical re-wire, uPVC double glazing and gas central heating (new boiler approx 2 yrs old) and is offered with no ongoing chain. A fabulous family home in a most sought after road - early viewing recommended.



Entrance Porch

uPVC front door and uPVC double glazed windows to front and side aspects, tiled floor

Hall

entrance door, radiator, stairs to first floor

Lounge

14'7" x 13'6" (4.45m x 4.12m)

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

Dining Room

10'9" x 9'5" (3.28m x 2.89m)

uPVC double glazed patio doors to rear garden, radiator

Kitchen

10'2" x 10'5" (3.11m x 3.20m)

new fitted kitchen with a range of white high gloss base and wall cabinets with complementary quartz worktops, integrated Neff oven, plate warmer, microwave and hob with extractor over, integrated Zanussi dishwasher and fridge freezer, vertical radiator, tiled floor and splashbacks, uPVC double glazed window to rear aspect, door to rear utility space

Utility Space

door to rear garden

First Floor

Landing

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

Bedroom 1

13'6" x 13'9" (into doorway) (4.13m x 4.20m (into doorway))

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

Bedroom 2

11'9" x 13'9" (into doorway) (3.60m x 4.20m (into doorway))

uPVC double glazed window to rear aspect, radiator

Bedroom 3

10'4" x 9'0" (3.17m x 2.76m)

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

Family Bathroom

5'2" x 8'9" (1.59m x 2.67m)

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

Outside

Rear Garden

west facing rear garden with patio, lawn and established borders

Attached Garage

26'0" x 8'0" (7.95m x 2.45m)

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

Detached Garage

18'4" x 9'2" (5.60m x 2.81m)

additional garage space that could be converted into an office, gym, or summer house with up and over door, glazed window and door to rear garden

Front Garden

walled front with double gated access to lawn and tarmac driveway that leads to the attached garage

Additional Information

Tenure : Freehold

Council Tax Band :

Local Authority : D

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.

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| 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 | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
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