



Grosvenor Waterford
ESTATE AGENTS LIMITED

Felsted Drive, Aintree Village, Liverpool, L10 8JR



A rare opportunity to purchase one of the substantial corner three bedroom semi detached Sefton houses in popular Aintree Village. Enjoying a large plot with a south facing rear garden and large driveway this property has been extended and completely renovated to the highest of standards by the current owners to provide spacious accommodation comprising; entrance porch, hall, lounge, sitting room, utility room/w.c. and extended kitchen/dining/entertaining room with bi-fold doors and large centre island. To the first floor there are three double bedrooms and a family bathroom. The rear garden extends around the side with patio and artificial lawn and the walled front has open access to a stone block driveway and artificial lawn. The property also benefits from new uPVC double glazing with plantation shutters and gas central heating. A truly stunning family home that would be the envy of friends and neighbours - viewing most definitely recommended.

£399,995



Entrance Porch

composite front door with glazed panels to side, uPVC double glazed full height windows to both side aspects, tiled floor

Hall

wide hallway with double opening composite glazed doors, radiator, tiled floor, stairs to first floor

Lounge 15'2" (+bay) x 14'4" (4.64m (+bay) x 4.39m)



uPVC double glazed bay window to front aspect with plantation shutters and granite sills, two uPVC picture windows to side aspect with plantation shutters, glass fronted living flame gas fire in feature surround, two radiators, Amtico flooring

Sitting Room 12'7" x 10'5" (3.84m x 3.20m)



uPVC double glazed window to front aspect with plantation shutters and granite sills, radiator, Amtico flooring, raised central ceiling with recessed lighting, inset ceiling spotlights

Dining Room 16'5" x 10'1" (max) (5.02m x 3.09m (max))

fitted base and display cabinets with granite worktops, integrated wine cooler, radiator, Amtico flooring, inset ceiling spotlights, understairs cupboard, open to kitchen/family room

Kitchen/Family/Entertaining Room 16'6" x 23'2" (5.03m x 7.08m)



fabulous fitted kitchen with a range of base and larder cabinets with twin sinks and complementary granite worktops, upstands and window sills, centre island/breakfast bar with granite worktop and Neff induction hob and downdraft extractor, integrated Neff double oven, space for large American style fridge freezer, Amtico flooring, inset ceiling spotlights, radiator, uPVC double glazed window to side with plantation shutters, lantern skylight, uPVC double glazed bi-fold doors to rear garden

Utility Space and W.C.

accessed via double cabinet doors in the kitchen with plumbing for washing machine and space for tumble dryer, Amtico flooring

First Floor

Landing

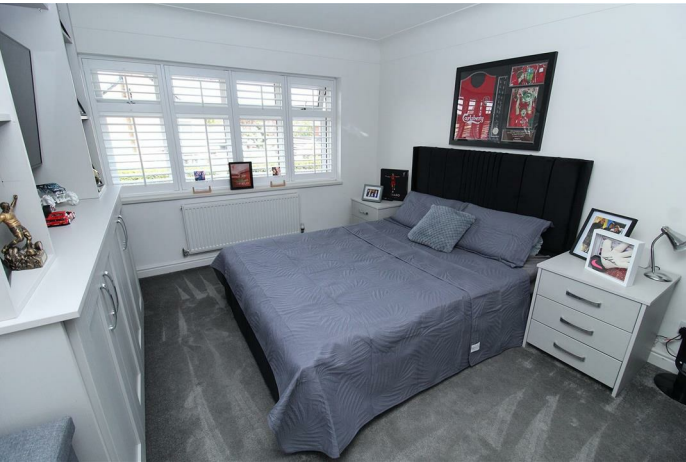
uPVC double glazed window to rear aspect with plantation shutters, access to loft space

Bedroom 1 13'5" x 12'2" (4.09 x 3.73m)



uPVC double glazed bay window to front aspect with plantation shutters, radiator, fitted wardrobes and bedroom furniture

Bedroom 2 13'6" x 10'5" (4.13m x 3.20m)



uPVC double glazed window to front aspect with plantation shutters, radiator, fitted bedroom furniture

Bedroom 3 10'0" x 9'8" (3.05m x 2.97m)



double glazed window to side aspect with plantation shutters, radiator, built in cupboard

Family Bathroom 9'6" x 8'9" (2.92m x 2.67m)



stunning bathroom with freestanding bath and separate shower cubicle with mains shower, his and her wash hand basins, low level w.c., chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Outside

South Facing Rear Garden



fabulous walled in south facing rear garden extending around to the side with with large patio area and artificial lawn, shed, outside lighting

Front and Side Garden

walled front extending around to the side with open access to stone block driveway providing plenty of off road parking and artificial lawn

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		
		81
		62
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		
		77
		54
England & Wales		EU Directive 2002/91/EC



