



Leagate, Aintree, Liverpool, L10 1NH

£190,000

Grosvenor Waterford are delighted to offer for sale this three bedroom end townhouse situated on a popular residential estate in Aintree. The well presented property briefly comprises; entrance hall, lounge, dining kitchen and conservatory. To the first floor there are three bedrooms and a family bathroom. Outside there is a good sized west facing rear garden and a long front garden with ample off road parking. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A viewing is recommended for this lovely and modern family home.



Entrance Hall

front door, radiator, laminate flooring, stairs to first floor

Lounge

14'3" x 11'11" (4.36m x 3.64m)

uPVC double glazed window to front aspect, electric fire in feature surround, radiator, laminate flooring

Dining Kitchen

7'10" x 15'4" (2.41m x 4.69m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator, tiled floor and splashbacks, understairs cupboard, uPVC double glazed window to rear aspect, uPVC double glazed patio doors to conservatory

Conservatory

9'4" x 7'11" (2.86m x 2.43m)

uPVC double glazed conservatory with french doors to rear garden, tiled floor

First Floor

Landing

uPVC double glazed window to side aspect, storage cupboard, access via ladder to illuminated and boarded loft space

Bedroom 1

11'9" x 8'7" (3.60m x 2.62m)

uPVC double glazed window to front aspect, radiator

Bedroom 2

11'4" x 8'7" (3.46m x 2.62m)

uPVC double glazed window to rear aspect, radiator

Bedroom 3

8'1" x 6'5" (2.47m x 1.97m)

uPVC double glazed window to rear aspect, radiator

Family Bathroom

6'0" x 6'5" (1.85m x 1.97m)

three piece suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., radiator, part tiled walls, uPVC double glazed frosted window to front aspect

Outside

West Facing Rear Garden

good sized rear garden with lawn with established borders, two timber decks, gated aspect to front aspect

Front Garden

tarmac driveway with lawn and mature planting

Additional Information

Tenure : Leasehold (971 years left, peppercorn rent)

Council Tax Band : C

Local Authority : Liverpool

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		85
(81-91) B		
(69-80) C		68
(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		