



Grosvenor Waterford are delighted to offer for Sale this four bedroom Sefton semi detached house enjoying a large plot at the end of a cul de sac in sought after Aintree Village. Unusually for Aintree the property is one of a few originally built as four bedrooms and sits next to the Leeds Liverpool Canal. The beautifully presented accommodation briefly comprises; entrance porch, hall, lounge, dining room, kitchen and conservatory. To the first floor are four double bedrooms and a spacious shower room. Outside there is a rear garden which looks South over the canal and walled front garden with off road parking leading to the integral garage and additional large paved area to the side. The property also benefits from uPVC double glazed and gas central heating system. A large family home with an enviable plot and location - early viewing recommended.

£305,000



Entrance Porch

composite front door with glazed side panels, laminate flooring

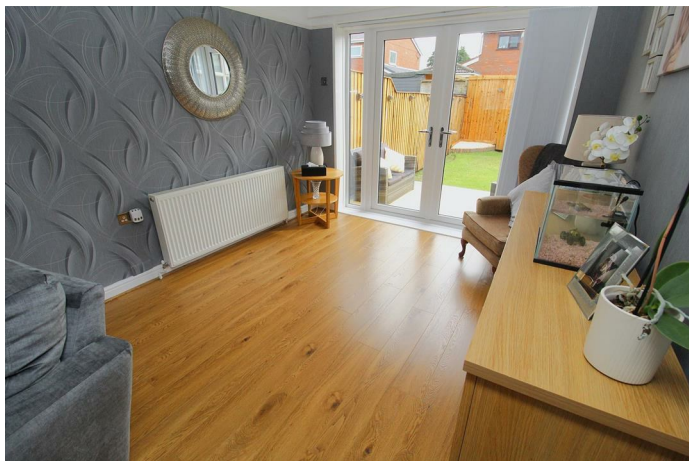
Hall

uPVC fully glazed door with glazed side panels, radiator, laminate flooring, stair to first floor

Lounge 14'5" x 11'4" (4.40m x 3.46m)

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

Dining Room 10'4" x 9'9" (3.17m x 2.99m)



uPVC double glazed french doors with glazed side panels to rear garden, radiator, laminate flooring

Kitchen 10'2" (max) x 16'3" (3.12m (max) x 4.96m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated Neff double oven, hob with extractor over, plumbing for washing machine and dishwasher, space for fridge freezer and tumble dryer, radiator, Amtico flooring, tiled floor, inset ceiling spotlights, pantry cupboard, uPVC double glazed window to rear aspect, uPVC door to rear garden, open to conservatory

Conservatory 8'11" (max) x 16'0" (2.74m (max) x 4.90m)



uPVC double glazed windows and french doors to rear garden, Amtico flooring

First Floor

Landing

built in cupboard, access to loft space

Bedroom 1 13'5" x 11'5" (into doorway) (4.11m x 3.50m (into doorway))



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

Grosvenor Waterford
ESTATE AGENTS LIMITED

- 4 Bedroom Semi Detached
- uPVC Double Glazing
- Large Conservatory

- EPC Rating D
- Gas Central Heating
- Off Road Parking and Integral Garage

- Large Plot at the end of a Cul de Sac
- Rear Garden siding onto the Canal with a southerly aspect

Bedroom 2 11'8" x 11'5" (into doorway) (3.56m x 3.50m (into doorway))



uPVC double glazed window to rear aspect, radiator

Bedroom 3 10'10" x 15'9" (3.31m x 4.81m)



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

Bedroom 4 12'3" (+wardrobes) x 8'6" (3.74m (+wardrobes) x 2.61m)



uPVC double glazed window to rear aspect, radiator, fitted wardrobes

Shower Room 5'5" x 8'0" (1.66m x 2.46m)



white suite comprising: shower cubicle with electric shower over, wash hand basin in vanity cabinet and low level w.c., traditional radiator, tiled floor and walls, two uPVC double glazed frosted windows to rear aspect

Outside

Rear Garden

good sized rear garden which looks south over the canal to the side with patio area, timber deck, shed, lawn and gated access to front

Front Garden

walled front with lawn and paved driveway leading to the integral garage and additional walled and paved plot to the side

Integral Garage

uo and over door, power and light

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	



