



Ellesmere Drive, Aintree Village, Liverpool, L10 2JP

£265,000

Grosvenor Waterford are delighted to offer for sale this extended four bedroom Sefton semi detached house located on one of the most popular roads in Aintree Village. The large and spacious accommodation comprises; entrance porch, hall, lounge, dining room, kitchen and rear porch with w.c.. To the first floor there are four double bedrooms and shower room. Outside there is an private rear garden that is not overlooked and a front garden with block paved driveway leading to the garage and utility room. The property also benefits from double glazing and gas central heating and is offered with no ongoing chain. A super family home in a great location - early viewing recommended.



Entrance Porch

sliding double glazed porch doors

Hall

full glazed front doors, radiator, stairs to first floor

Lounge

14'2" x 13'5" (4.34m x 4.09m)

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

Dining Room

10'5" x 9'8" (3.19m x 2.96m)

double glazed window to rear aspect, radiator

Kitchen

10'5" x 10'4" (3.19m x 3.15m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, radiator, part tiled walls, pantry cupboard, double glazed window to rear aspect, door to rear porch/w.c.

Rear Porch/W.C.

door to rear garden and w.c. with low level w.c. and glazed window to rear aspect

First Floor

Landing

access to loft space, built in cupboard

Bedroom 1

13'3" x 13'7" (into doorway) (4.04m x 4.15m (into doorway))

double glazed window to front aspect, radiator

Bedroom 2

11'8" x 13'7" (into doorway) (3.57m x 4.15m (into doorway))

double glazed window to rear aspect, radiator

Bedroom 3

10'2" x 9'0" (3.12m x 2.75m)

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

Bedroom 4

25'5" x 7'4" (7.77m x 2.24m)

double glazed windows to front and rear aspects, radiator

Shower Room

5'7" x 8'11" (1.71m x 2.74m)

modern white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., radiator, built in cupboard, double glazed frosted window to rear aspect

Outside

Rear Garden

good sized rear garden which is not overlooked with having bungalows to the rear with patio, lawn and mature planting

Front Garden

walled front with open access to lawn and block paved driveway that leads to the integral garage

Garage & Utility

18'9" x 7'10" + 7'4" x 7'10" (5.74m x 2.41m + 2.25m x 2.41m)

up and over door, power and light

utility with glazed window and door to rear, plumbing for washing machine, Baxi boiler

Additional Information

Tenure : Freehold

Council Tax Band : C

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		
(81-81) 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		
(81-81) 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		