



Grosvenor Waterford
ESTATE AGENTS LIMITED

Harrow Drive, Aintree Village, Liverpool, L10 8LD



Looking for a property with a wow factor or a different vibe. This quirky and unusual layout has a sunny aspect first floor galleried lounge that overlooks the dining kitchen. With exposed brickwork and beams the living area has a light and cosy feel to relax in and enjoy views of the Park. With two double bedrooms, shower room and open plan dining/kitchen/family room downstairs and a further large storage area off the lounge that could be re-purposed in future to another usable room, this bungalow is well worth a look. Outside there is a good sized enclosed rear garden and walled front garden with ample off road parking leading via double gates to a detached garage. The property also benefits from new uPVC double glazed windows, updated electrics, new internal doors and floorings, new gutters, soffits and fascias and gas central heating. Serious buyers only are welcomed to come and view this unique and stunning home.

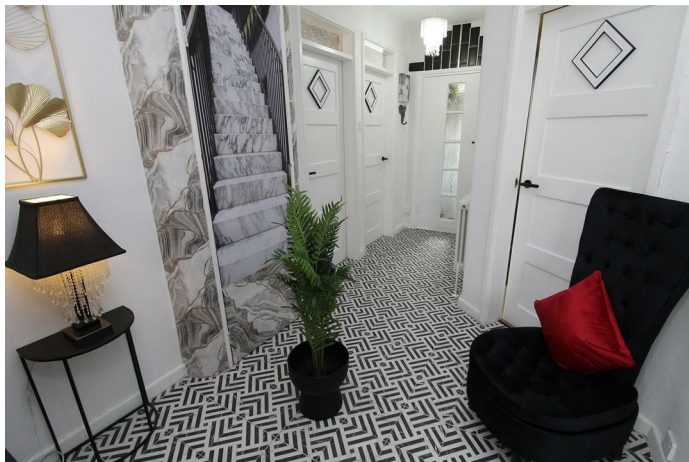
£325,000



Vestibule

uPVC front door, tiled floor

Hallway



entrance door, radiator, tiled floor, storage cupboard

Bedroom 1 13'1" (+bay) x 12'11" (4.01m (+bay) x 3.95m)



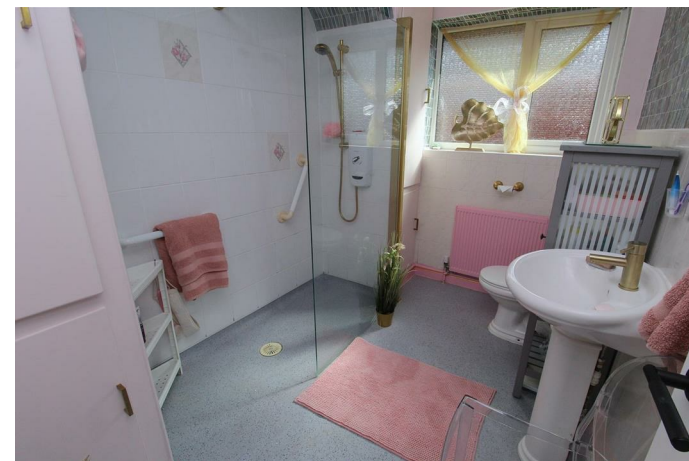
uPVC double glazed bay window to front aspect, vertical radiator

Bedroom 2 12'4" x 9'6" (3.77m x 2.90m)



uPVC double glazed window to front aspect, radiator

Shower Room 6'11" x 9'4" (2.11m x 2.86m)



walk in shower with electric shower, low level w.c. and wash hand basin, part tiled walls, radiator, built in cupboards (housing Worcester boiler)

Kitchen/Dining/Family Room 12'1" (max) x 27'6" (3.69m (max) x 8.40m)



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, two radiators, tiled splashbacks, uPVC double glazed windows to rear aspect, uPVC double glazed window to side aspect, uPVC glazed door to rear garden, open stairs to first floor

First Floor

Lounge 17'1" (max) x 12'10" (5.21m (max) x 3.93m)



accessed via stairs from the dining kitchen with a galleried landing with four large skylights to the front aspect giving excellent views over the Park, tv point

Storage Area 9'1" x 8'0" (2.79m x 2.46m)
large area that could be re-purposed in future to another usable room with further under eaves storage

Outside



Rear Garden



good sized rear garden with patio and lawn areas, outside tap, double gated access to front, access to detached garage

Front Garden
walled front with double gated access to paved driveway providing ample off road parking

Detached Garage
up and over door, power and light, glazed window to side aspect

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		
(81-91) 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		
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Not environmentally friendly - higher CO ₂ emissions		
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