



Grosvenor Waterford
ESTATE AGENTS LIMITED

Mostyn Avenue, Aintree Village, Liverpool, L10 2JF



Grosvenor Waterford are delighted to offer for sale this substantially extended and modern three bedroom semi detached house situated in Aintree Village and convenient for all local amenities including shops, schools and transport links. Benefitting from both a double storey and single storey extension, loft room and solid roof conservatory this spacious family home also comprises; entrance hall, dining room, lounge, downstairs w.c., with three bedrooms and family bathroom upstairs.

Outside there is an good sized rear garden and front garden with off road parking with double gated access down side of the property to a detached garage. The property also benefits from uPVC double glazing and gas central heating and solid wood and Amtico floors downstairs. A fabulous and large family home - early viewing recommended.

£277,500



Entrance Porch

composite front door and uPVC double glazed windows, tiled floor

Hall

uPVC front door, radiator, solid wood flooring, stairs to first floor

Dining Room 13'1" x 11'4" (3.99m x 3.47m)



uPVC double glazed curved bay window to front aspect, radiator, solid wood flooring, feature fireplace, double sliding doors to lounge

Extended Lounge 19'1" x 11'5" (5.83m x 3.50m)

uPVC double glazed patio doors to conservatory, gas fire in feature surround, radiator, solid wood flooring

Solid Roof Conservatory



uPVC double glazed conservatory with door to rear garden, solid roof with spotlights and laminate flooring

Extended Kitchen 15'10" x 6'8" (4.84m x 2.05m)



modern fitted kitchen with a range of white high gloss base and wall

cabinets with complementary worktops, integrated oven and gas hob with extractor over, integrated fridge and freezer, dishwasher and tumble dryer, plumbing for washing machine, Amtico flooring, tiled splashbacks, inset ceiling spotlights, uPVC double glazed window to side and rear aspect, uPVC door to side aspect

Downstairs W.C.

low level w.c. and wash hand basin, uPVC double glazed window to side aspect

First Floor

Landing

uPVC double glazed window to side aspect, new carpet, built in cupboard, stairs to loft room

Bedroom 1 13'8" x 10'11" (4.17m x 3.35m)



uPVC double glazed curved bay window to front aspect, radiator

- Extended 3 Bed Semi
- Solid Roof Conservatory
- Gas Central Heating

- EPC Rating D
- Double Storey & Single Storey Extensions
- Detached Garage

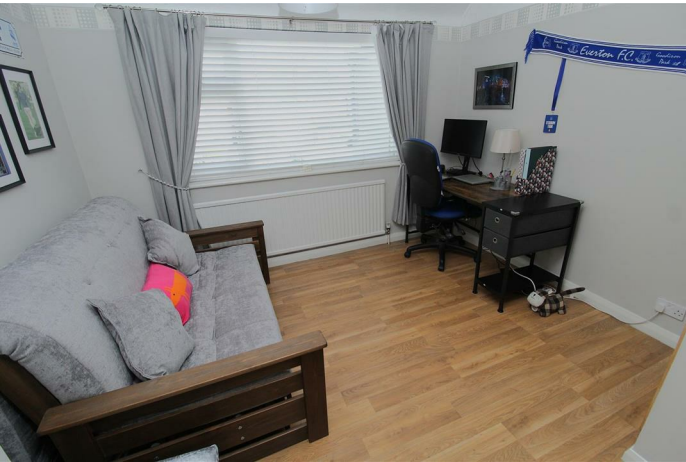
- Loft Room
- uPVC Double Glazing

Bedroom 2 16'0" x 7'9" (4.90m x 2.38m)



extended bedroom with uPVC double glazed window to rear aspect, radiator

Bedroom 3 11'11" (max) x 10'8" (3.65m (max) x 3.27m)



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

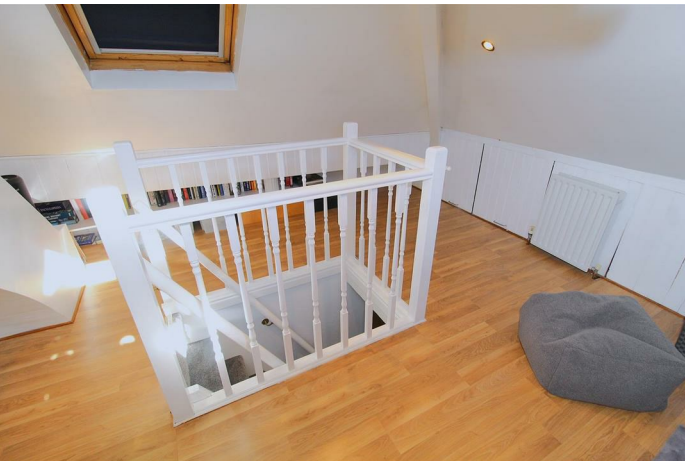
Family Bathroom 6'8" (max) x 7'4" (2.05m (max) x 2.25m)



modern white suite comprising; panelled bath with electric shower over, wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, built in cupboard, uPVC double glazed frosted windows to front and side aspects

Second Floor

Loft Room 12'4" x 13'5" (plus storage) (3.76m x 4.09m (plus storage))



two skylights, radiator, laminate flooring, under eaves storage

Outside

Rear Garden

Front Garden

walled front with open access to tarmac driveway with separate double gated entrance to shared driveway that leads to a detached garage

Detached Garage

double opening doors, power, 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



