



Grosvenor Waterford
ESTATE AGENTS LIMITED

Wango Lane, Aintree Village, Liverpool, L10 8JQ



Grosvenor Waterford are delighted to offer for sale this beautiful and extended three bedroom bow bay Sefton semi detached situated on the very popular Wango Lane, Aintree Village. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, kitchen, rear hall and downstairs w.c.. To the first floor there are three double bedrooms and a family bathroom fitted in 2023. Outside there is a good sized rear garden and front garden with ample off road parking leading to the attached garage. The property also benefits from new uPVC double glazed windows (2022) and gas central heating and is offered with no ongoing chain. The bow bays on Wango Lane tend to be the most sought after properties in Aintree so a viewing is highly recommended.

£270,000



Entrance Porch 5'0" x 6'4" (1.54m x 1.95m)

uPVC double glazed windows and door, tiled flooring

Hall

full uPVC glazed door, useful understairs cupboard, radiator, laminate flooring

Lounge 14'7" x 13'4" plus bay (4.45m x 4.07m plus bay)



uPVC double glazed bow bay window to front aspect, radiator, living flame glass front wall mounted fire, laminate flooring, open to dining room

Dining Room 10'6" x 9'5" (3.22m x 2.88m)



uPVC double glazed french doors to rear aspect, radiator, laminate flooring

Kitchen 10'5" x 10'4" (3.18m x 3.16m)



fitted kitchen with a range of base and wall cabinets with

complementary worktops, integrated appliances including double oven, gas hob with extractor over, fridge and freezer and washing machine, space for dishwasher, tiled floor and splashbacks, radiator, uPVC double glazed window to rear aspect

Rear Hall

uPVC doors to rear garden and garage, tiled floor, radiator, Worcester boiler,

Downstairs W.C.

uPVC double glazed frosted window to rear aspect, radiator, low level w.c., wash hand basin, tiled floor, inset ceiling spotlights

First Floor

Landing

uPVC double glazed window to side aspect, access to loft space, built in cupboard

Bedroom 1 13'3" plus bay x 11'6" plus wardrobes (4.06m plus bay x 3.52m plus wardrobes)



uPVC double glazed bow bay window to front aspect, radiator, fitted wardrobes

Bedroom 2 11'10" x 11'2" (3.63m x 3.42m)



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

Bedroom 3 10'3" x 8'10" (3.13m x 2.70m)



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

Family Bathroom 8'10" x 5'7" (2.70m x 1.72m)



new bathroom fitted in 2023 with white suite; comprising; panelled bath with mains shower over, low level w.c. and wash hand basin in built in vanity cabinets, chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted windows to rear and side aspects

Outside
Rear Garden



good sized rear garden with patios and lawn with established borders

Front Garden
walled front with open access to lawn and paved driveway leading to the attached garage

Attached Garage
up and over door, power and light, door to rear hallway

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		
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