



Haileybury Avenue, Aintree Village, Liverpool, L10 6LP

£165,000

Grosvenor Waterford are delighted to offer for sale this extended four bedroom end townhouse situated in the heart of Aintree Village. The spacious accommodation briefly comprises; entrance hall, lounge, dining room, kitchen and downstairs bedroom with ensuite. To the first floor there are three bedrooms and a family bathroom. Outside there are front and rear gardens with off road parking. The property also benefits from uPVC double glazing, gas central heating and is offered with no ongoing chain. Sure to attract plenty of interest - early viewing advised.



Entrance Hall

uPVC front door, radiator, stairs to first floor, uPVC double glazed window to front aspect

Dining Room

10'0" x 10'9" (3.07m x 3.30m)

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

Lounge

10'3" x 17'7" (3.14m x 5.36m)

uPVC double glazed window to rear aspect, gas fire in feature surround, radiator

Kitchen

19'1" x 5'11" (5.82m x 1.81m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, plumbing for washing machine, space for fridge freezer, radiator, uPVC double glazed window and door to side aspect

Downstairs Bedroom

10'9" x 11'0" (3.29m x 3.36m)

uPVC double glazed window to side aspect, radiator, uPVC door to rear garden, door to ensuite

Ensuite

10'8" x 3'8" (3.27m x 1.13m)

walk in shower with electric shower, low level w.c. and wash hand basin, radiator, tiled walls, uPVC double glazed frosted window to side aspect

First Floor

Landing

two built in cupboards, access to loft space

Bedroom 1

9'11" x 14'4" (3.04m x 4.39m)

uPVC double glazed window to front aspect, radiator

Bedroom 2

8'11" x 11'2" (2.72m x 3.41m)

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

Bedroom 3

9'11" x 6'1" (3.04m x 1.86m)

uPVC double glazed window to side aspect, radiator, laminate flooring, built in cupboard

Family Bathroom

5'7" x 9'1" (1.71m x 2.79m)

modern white suite comprising; bath with electric shower over, wash hand basin and low level w.c., radiator, tiled floor and walls, inset ceiling spotlights, two uPVC double glazed frosted windows to rear aspect

Outside

Rear Garden

good size rear garden with patio and gated access to front

Front Garden

fenced front with open access to lawn and paved driveway

Additional Information

Tenure : Freehold

Council Tax Band : B

Local Authority : Sefton

Agents Note

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		84	
(81-91) B			
(69-80) C		65	
(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			