



**Taunton Drive, Aintree Village, Liverpool, L10 8JW**

**Grosvenor Waterford**  
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to present this absolutely fabulously extended four bedroom bow bay Sefton semi situated in a sought after location in Aintree Village. The property has been transformed by the current owners and now boasts a wonderful spacious breakfast kitchen/morning room with quartz worktops and breakfast bar, entrance hall, lounge, extended dining room and downstairs bedroom with ensuite. Upstairs there are three further double bedrooms and a recently refitted family bathroom. Outside there is a south facing rear garden and good sized front with off road parking. A truly stunning family home - viewing definitely recommended.

£350,000



### Entrance Hall

composite front door, radiator, karndean flooring, understairs cupboard, stairs to first floor

### Lounge 16'2" (into bay) x 13'5" (4.95m (into bay) x 4.09m)



uPVC double glazed bow bay window to front aspect, gas fire in feature surround, radiator, open to dining room

### Dining Room 17'3" x 9'3" (max) (5.28m x 2.84m (max))

uPVC double glazed french doors with full height glazed side panels to rear garden, radiator, solid wood flooring

### Breakfast kitchen 17'11" x 10'4" (5.48m x 3.17m)



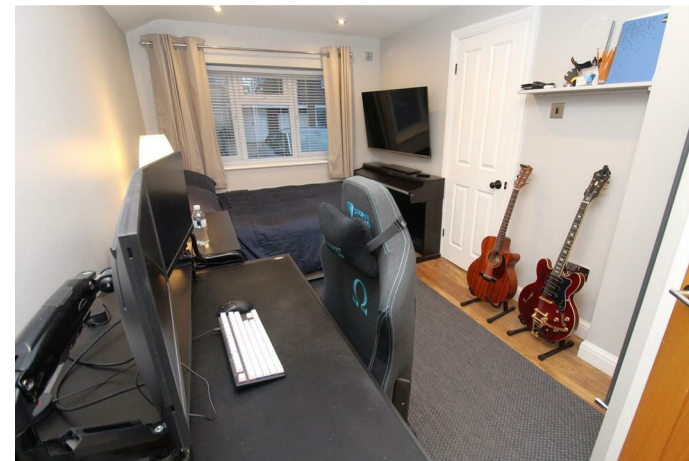
fabulous breakfast kitchen with a range of base and wall cabinets with complementary quartz worktops, gas range cooker with extractor over, integrated dishwasher, plumbing for washing machine, space for american style fridge freezer, vertical radiator, karndean flooring, inset ceiling spotlights, uPVC double glazed window to rear aspect, open to morning room

### Morning Room 8'2" x 7'1" (2.50m x 2.16m)



uPVC double glazed french doors to rear garden, radiator, karndean flooring, inset ceiling spotlights, built in cupboard

### Downstairs Bedroom 16'2" (into wardrobe space) x 8'3" (4.95m (into wardrobe space) x 2.54m)



uPVC double glazed window to front aspect, radiator, laminate flooring, inset ceiling spotlights, access to loft space, door to ensuite

Ensuite

modern white suite comprising; shower cubicle with mains shower, wash hand basin in vanity cabinet and low level w.c., heated towel rail, part tiled walls

First Floor

Landing

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

Bedroom 1 16'2" (into bay) x 11'2" (+doorway) (4.95m (into bay) x 3.42m (+doorway))



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

Bedroom 2 11'8" x 11'2" (+doorway) (3.57m x 3.42m (+doorway))



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

Bedroom 3 10'2" x 8'11" (3.10m x 2.72m)



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

Family Bathroom 5'5" x 8'11" (1.67m x 2.73m)



modern white suite comprising; panelled bath with shower mixer tap, wash hand basin and low level w.c. in vanity cabinets, radiator, tiled splashbacks, inset ceiling spotlights, uPVC double glazed frosted windows to side and rear aspects

Outside

South Facing Rear Garden

beautiful rear garden with patio and artificial lawn and rear timber deck

Front Garden

walled front with wide open access to imprinted concrete driveway and lawn with access down side of extension to the rear garden

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](http://www.gov.uk/government/organisations/land-registry).

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



