



Grosvenor Waterford
ESTATE AGENTS LIMITED

Rugby Road, Aintree, Liverpool, L9 0LP



Grosvenor Waterford are delighted to present to this fabulous three bedroom terraced property situated in Aintree and ideally located for all amenities, schools and transport links. The beautiful accommodation briefly comprises; entrance vestibule, hall, lounge, dining room and modern kitchen. To the first floor there are three bedrooms and a bathroom. Outside there is a rear garden with artificial lawn. The property also benefits from gas central heating with a new Worcester boiler installed in 2022 and uPVC double glazing. A perfect buy for an investor or first time buyer - early viewing recommended.

£145,000



Vestibule

uPVC front door, laminate flooring

Hall

radiator, laminate flooring, stairs to first floor

Lounge 14'1" m (into bay) x 11'8" (4.30 m (into bay) x 3.58m)



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

Dining Room 13'3" x 13'9" (+cupboards) (4.06m x 4.20m (+cupboards))



uPVC double glazed french doors to rear garden, radiator, laminate flooring, built in cupboards, open to kitchen

Kitchen 14'2" x 12'1" (4.34m x 3.70m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated eye level double oven and gas hob with extractor over, space for undercounter fridge and freezer, plumbing for washing machine, radiator, tiled floor and splashbacks, uPVC double glazed windows to side and rear aspects, uPVC door to rear garden

First Floor

Landing

built in cupboard, access to loft space

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- 3 Bedroom Mid Terrace
- Gas Central Heating (new boiler)

- EPC Rating D
- Cul de Sac Location

- uPVC Double Glazing
- Walking Distance to Aintree Station

Bedroom 1 14'1" (into bay((4.30m (into bay()



uPVC double glazed bay window to front aspect, radiator

Bedroom 2 13'1" x 9'8" (4.00m x 2.95m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 8'3" x 8'3" (max) (2.53m x 2.53m (max))



uPVC double glazed window to front aspect, radiator

Family Bathroom 5'5" x 5'3" (1.66m x 1.62m)



white suite comprising; panelled bath with electric shower over, low level w.c. and wash hand basin, chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted window to side aspect

Outside

Rear Garden



lovely rear garden with patio and artificial lawn, gated access to rear

Front Garden

walled front with gated access

Additional Information

Tenure : Freehold

Council Tax Band : A

Local Authority : Liverpool

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		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		



