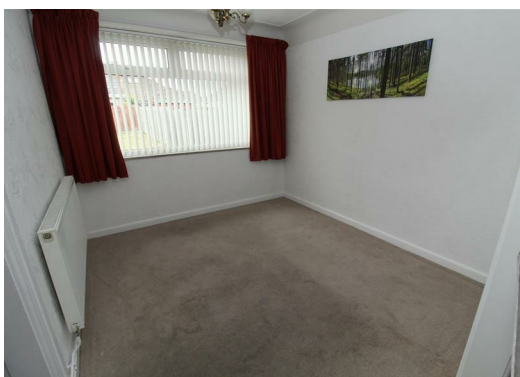




## **Altway, Aintree Village, Liverpool, L10 6LG**

### **£225,000**

Grosvenor Waterford are delighted to offer for sale this three bedroom Sefton semi detached house situated in a sought after area of Aintree Village. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, kitchen and rear utility space. To the first floor there are three double bedrooms and modern shower room. Outside there is a walled front garden and driveway leading down the side of the property to a detached garage and south facing rear garden. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A great sized family home in a great location - early viewing worthwhile.





### Entrance Porch

uPVC entrance door and double glazed windows

### Hall

uPVC front door and double glazed side panels, radiator, stairs to first floor

### Lounge

14'4" x 13'3" (4.37m x 4.04m)

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

### Dining Room

10'5" x 9'4" (3.19m x 2.85m)

uPVC double glazed window to rear aspect, radiator

### Kitchen

10'5" x 10'4" (3.18m x 3.15m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, cooker, plumbing for washing machine, pantry cupboard, uPVC double glazed window to rear aspect, door to rear utility space

### Rear Utility Space

uPVC double glazed door and window, tiled floor

### First Floor

#### Landing

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

#### Bedroom 1

13'1" x 13'5" (into doorway) (4.00m x 4.09m (into doorway))

uPVC double glazed window to front aspect, radiator

#### Bedroom 2

11'10" x 13'5" (into doorway) (3.62m x 4.10m (into doorway))

uPVC double glazed window to rear aspect, radiator

#### Bedroom 3

10'0" x 8'11" (3.07m x 2.74m)

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

### Shower Room

5'5" x 8'10" (1.66m x 2.70m)

modern white suite comprising; shower cubicle with electric shower, wash hand basin and low level w.c., wall mounted heater, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted windows to side and rear aspects

### Outside

#### South Facing Rear Garden

good sized rear garden not overlooked behind, with patio, lawn, shed and open access to tarmac driveway and garage

#### Detached Garage

up and over door

#### Front Garden

walled front with open access to lawn and tarmac driveway that leads down side of property to detached garage

### 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](http://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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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