



Grosvenor Waterford
ESTATE AGENTS LIMITED

Rugby Drive, Aintree Village, Liverpool, L10 8JU



Grosvenor Waterford are delighted to offer for sale this extended three bedroom Sefton semi detached house, situated in sought after Aintree Village. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, kitchen, utility space and downstairs shower room. To the first floor there are three good sized bedrooms and a four piece family bathroom. Outside there is a south facing rear garden and front garden with off road parking leading to the attached garage. A great sized family home in a great location - offered with no ongoing chain - early viewing recommended.

£240,000



Entrance Porch

double glazed sliding doors, tiled floor

Hall

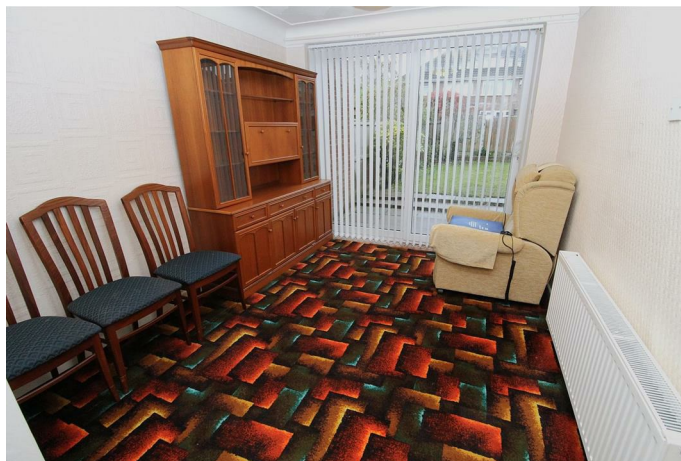
uPVC double glazed entrance door and window, radiator, understairs cupboard, stairs to first floor

Lounge 14'5" x 13'4" (4.40m x 4.07m)



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

Dining Room 10'7" x 9'4" (3.23m x 2.85m)



uPVC double glazed window to rear aspect, radiator

Kitchen 10'4" x 10'5" (3.15m x 3.19m)



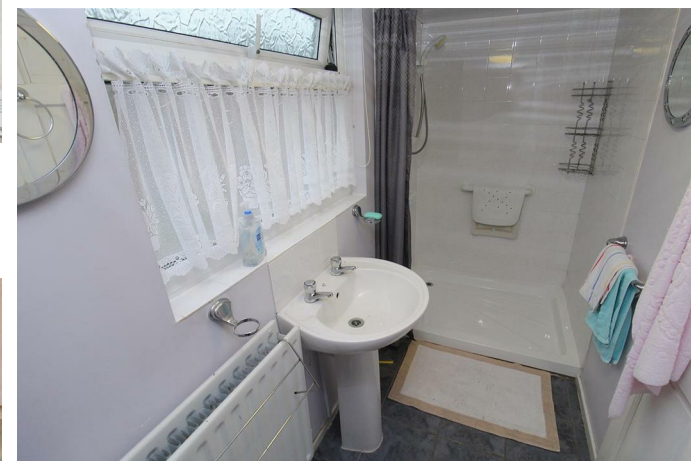
fitted kitchen with a range of base and wall cabinets with

complementary worktops, integrated eye level double oven and microwave, integrated gas hob with extractor over, chrome heated towel rail, tiled floor and walls, uPVC double glazed window to rear aspect, uPVC door to rear utility space

Utility Space 3'2" (max) x 8'0" (+cupboard) (0.99m (max) x 2.45m (+cupboard))

uPVC door to rear garden and door to garage, cupboard housing washing machine and tumble dryer, tiled floor

Downstairs Shower Room 3'10" (max) x 10'7" (1.19m (max) x 3.25m)



white suite comprising; walk in shower with electric shower, wash hand basin and low level w.c., radiator, tiled floor and part tiled walls, uPVC double glazed frosted window to rear aspect

First Floor

Landing

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

Bedroom 1 13'2" x 11'7" (into doorway)(+wardrobes)
(4.03m x 3.54m (into doorway)(+wardrobes))



uPVC double glazed window to front aspect, radiator, fitted bedroom furniture

Bedroom 2 11'10" x 11'7" (into doorway)(+wardrobes)
(3.62m x 3.54m (into doorway)(+wardrobes))



uPVC double glazed window to rear aspect, radiator, fitted bedroom furniture

Bedroom 3 10'3" x 6'10" (3.13m x 2.10m)



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

Family Bathroom 5'6" x 8'9" (1.68m x 2.67m)



four piece white suite comprising; bath, shower cubicle with mains shower, wash hand basin and low level w.c., radiator, tiled floor and walls, uPVC double glazed windows to side and rear aspects

Outside

South Facing Rear Garden

good sized rear garden with patio, timber deck, lawn with borders and shed

Attached Garage 26'2" x 8'1" (7.98m x 2.47m)

up and over door, power and light, two uPVC double glazed windows to side aspect, door to rear utility space

Front Garden

walled front with open access to paved driveway and lawn

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		
	66	79
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



