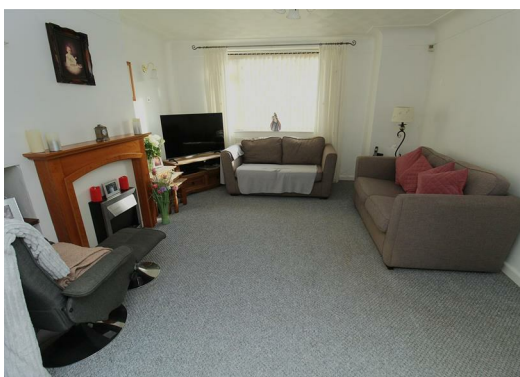




Bull Bridge Lane, Aintree Village, Liverpool, L10 6LY Offers over £235,000

Grosvenor Waterford are delighted to offer for sale this three bedroom Sefton Semi detached house situated in a popular location and convenient for local shops, schools and Old Roan Station. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, kitchen and rear utility space. To the first floor there are three good sized bedrooms, bathroom and separate w.c.. Outside there is a pleasant west facing rear garden and a front garden with off road parking that leads to the attached garage. The property also benefits from double glazing and gas central heating and is offered with the added advantage of no ongoing chain. This is a lovely family home - early viewing recommended.



Entrance Porch

double glazed sliding doors, tiled floor

Hall

entrance door, radiator, vinyl flooring, stairs to first floor

Lounge

14'4" x 13'5" (4.39m x 4.10m)

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

Dining Room

10'4" x 9'4" (3.17m x 2.85m)

double glazed window to rear aspect, radiator

Kitchen

10'4" x 10'5" (3.17m x 3.18m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, integrated dishwasher and fridge freezer, vertical radiator, understairs pantry cupboard, laminate flooring, tiled splashbacks, Worcester boiler, double glazed window to rear aspect

Rear Utility Area

double glazed window to side aspect, plumbing for washing machine, door to garage

First Floor**Landing**

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

Bedroom 1

13'3" x 11'1" (+doorway) (4.04m x 3.40m (+doorway))

double glazed window to front aspect, radiator

Bedroom 2

11'9" x 11'1" (+doorway) (3.59m x 3.40m (+doorway))

double glazed window to rear aspect, radiator

Bedroom 3

10'1" x 9'0" (3.09m x 2.75m)

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

Bathroom

5'6" x 5'10" (1.70m x 1.79m)

modern white suite comprising; panelled bath with mains shower over and wash hand basin, radiator, double glazed frosted window to rear aspect

Separate W.C.

5'6" x 2'9" (1.70m x 0.85m)

double glazed frosted window to side aspect, low level w.c.

Outside**Attached Garage**

18'6" x 8'6" (5.66m x 2.61m)

double opening front doors, power and light, door and uPVC double glazed window to rear aspect

Rear Garden

good sized west facing rear garden laid mainly to lawn

Front Garden

walled front with open access to lawn and paved driveway that leads to the attached 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		81
(69-80) C		
(55-68) D	68	
(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		
(81-81) B		80
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		