



Aintree Lane, Aintree Village, Liverpool, L10 2JN

£265,000

A fantastic opportunity to purchase an extended and improved three bedroom semi detached house situated in sought after Aintree Village and convenient for local primary schools, amenities and transport links. The beautiful accommodation briefly comprises; entrance porch, hall, sitting room, extended living room, kitchen and utility room. To the first floor there are three bedrooms and a family bathroom. Outside there is a good sized south west facing rear garden and front garden with ample off road parking leading to an attached garage (storage only). The property also benefits from gas central heating and uPVC double glazing. A fabulous family home in a great location - viewing recommended.



Entrance Porch

uPVC double glazed front door and windows, laminate flooring, feature glazed door to hall

Hall

radiator, meter cupboard, karndean flooring, half panelled walls, useful built in cupboards

Sitting Room

13'1" x 11'5" (4.01m x 3.49m)

uPVC double glazed bay window to front aspect, living flame gas fire in feature surround, radiator

Extended Living Room

22'6" x 11'5" (max) (6.86m x 3.49m (max))

uPVC double glazed french doors and windows to rear aspect, log burning fire in feature surround, karndean flooring, radiator

Kitchen

15'7" x 6'6" (4.77m x 2.00m)

stylish fitted kitchen featuring a range of quality wall, base and display cabinets with complementary worktops, integrated dishwasher, gas range cooker karndean flooring, tiled splash backs, inset ceiling spotlights, radiator, under stairs storage, door to utility, uPVC double glazed window to rear aspect

Utility Room

10'0" x 6'11" (3.05m x 2.13m)

fitted base and wall units, plumbing for washing machine, space for american style fridge freezer, uPVC double glazed window and door to rear aspect, uPVC door to garage

First Floor

Landing

uPVC double glazed window to side aspect, access to loft space

Bedroom 1

13'5" x 10'11" (4.09m x 3.33m)

uPVC double glazed bay window to front aspect, radiator, built in wardrobes

Bedroom 2

11'10" x 10'8" (3.63m x 3.27m)

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

Bedroom 3

8'9" x 7'8" (2.69m x 2.35m)

uPVC double glazed window to rear aspect, radiator

Family Bathroom

stylish white suite comprising; low level w.c., wash hand basin, bath with shower mixer tap and shower cubicle with mains shower, tiled flooring and walls, chrome heated towel rail, inset ceiling spotlights, uPVC double glazed frosted window to front aspect

Outside

South West Facing Rear Garden

beautiful landscaped rear garden with two timber decked areas, patio and lawn with shrub and flower borders with mature planting

Front Garden

walled front with double gated access to block paved driveway providing ample off road parking

Garage

partitioned and now used for storage only with up and over door, power and light, uPVC door to utility room

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	61
(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	46	54
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		