



WANGO LANE
Proposed Site 1
2 Valley Close,
Liverpool,
Merseyside
45 Preston New
Blackburn,
Lancs. BB2 4AF
Tel 01254 2851
1/19/10/2011

Aintree Park, Liverpool, Aintree Village, L10
£399,995

AINTREE PARK - SHOW HOMES NOW OPEN PLEASE CALL TO VIEW.

A superb new development of freehold properties, built by Esteem Homes and set in landscaped grounds in sought after Aintree Village. Plots 43 'The Froswick' is a three bedroom detached home with accommodation comprising; entrance hall, lounge, dining kitchen and downstairs w.c., with three bedrooms, the master having en suite and a family bathroom to the first floor. Outside there is an enclosed rear garden and open plan front with driveway providing ample off road parking and leading to the garage. All properties benefit from uPVC double glazing and gas central heating and high quality Zanussi appliances are fitted as standard.

Entrance Hall

radiator, inset ceiling spotlights, turned staircase to first floor

Lounge

16'3" x 10'4" (4.96m x 3.15m)

uPVC double glazed bay window to front aspect, radiator, electric fire in feature surround

Dining Kitchen

17'8" x 13'0" (5.41m x 3.97m)

stunning fitted kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, integrated Zanussi appliances (integrated double oven, microwave, hob with extractor over, fridge freezer), radiator, tiled floor, inset ceiling spotlights, plinth courtesy lighting, uPVC double glazed window to rear aspect, skylights, uPVC double glazed bi-fold doors opening onto rear garden

Downstairs W.C.

uPVC double glazed window to front aspect, low level w.c., wash hand basin, tiled flooring, radiator

First Floor

Landing

uPVC double glazed window to side aspect, loft access

Master Bedroom

14'6" x 10'10" (4.44m x 3.32m)

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

En Suite

8'2" x 5'10" (2.50m x 1.80m)

shower cubicle, low level w.c., wash hand basin, chrome heated towel rail, tiled floor, uPVC double glazed window to front aspect

Bedroom 2

13'0" x 8'4" (3.97m x 2.55m)

uPVC double glazed window to rear aspect, radiator, built in wardrobe

Bedroom 3

11'4" x 6'6" (3.46m x 2.00m)

uPVC double glazed window to rear aspect, radiator, built in wardrobe

Family Bathroom

9'10" x 6'6" (3.00m x 2.00m)

panelled bath and separate shower cubicle, low level w.c., wash hand basin, chrome heated towel rail, tiled floor, uPVC double glazed window to front aspect

Outside

Rear Garden

enclosed rear garden

Front Garden

open plan front with driveway to side providing off road parking

Garage

Note

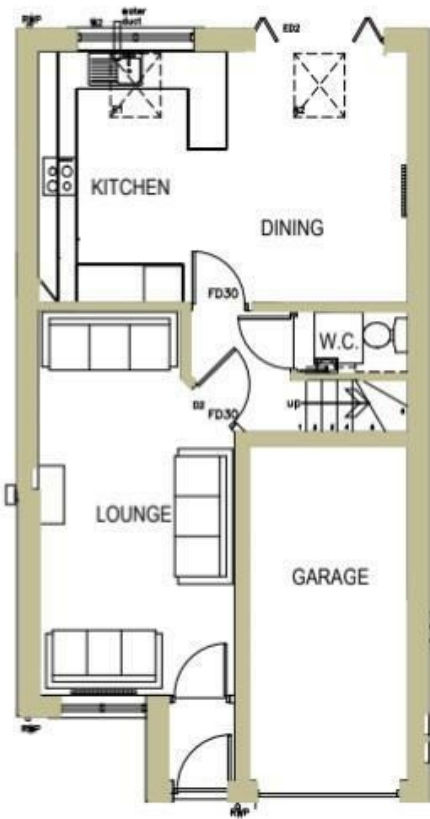
A reservation fee of £250 is required to secure a plot

A management company will maintain the open spaces throughout the development. The charge for this is £250 per annum.

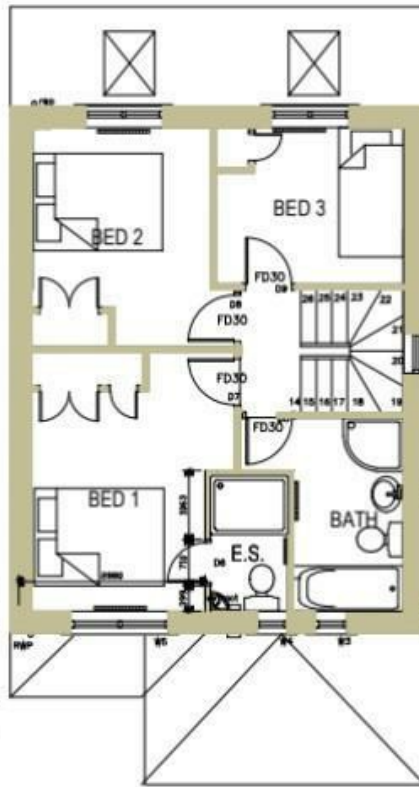
Agents Note

PHOTGRAPHS ARE FOR ILLUSTRATION PURPOSES ONLY AND REPRESENT A TYPICAL 'BARKLEY' PROPERTY ON ANOTHER SITE.

All property descriptions comply with Consumer Protection from Unfair Trading Regulations (2008) and Business Protection from Misleading Marketing Regulation (2008). All room measurements are approximate and given for guidance purposes only. All services and appliances have not been tested.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Ground Floor

Lounge
4.96m x 3.15m 16'3" x 10'4"

Kitchen/Diner
3.97m x 5.41m 13'0" x 17' 7"

First Floor

Bedroom 1
4.44m x 3.32m 14'7" x 10'11"

En-Suite
2.50m x 1.80m 3'2" x 5'11"

Bedroom 2
3.97m x 2.55m 13'0" x 8'4"

Bathroom
3.00m x 2.00m 9'10" x 6'7"

Bedroom 3
3.46m x 2.00m 11'4" x 6'7"

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 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			
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