



**Aintree Park, Liverpool, Aintree Village, L10  
£424,995**

**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. Plot 22 'The Irton' is a four bedroom detached home with accommodation comprising; entrance hall, lounge, dining kitchen with bi-fold doors, utility and downstairs w.c., with four 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 detached garage. All properties benefit from uPVC double glazing and gas central heating and high quality Zanussi appliances are fitted as standard.

**Entrance Hall**

radiator, stairs to first floor

**Lounge**

17'4" x 11'0" (5.28m x 3.35m)

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

**Dining Kitchen**

19'3" x 12'3" (5.87m x 3.74m)

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, uPVC double glazed bi-fold doors opening onto rear garden

**Utility**

5'4" x 4'3" (1.65m x 1.32m)

Zanussi washing machine, tiled floor

**Downstairs W.C.**

4'5" x 3'0" (1.37m x 0.93m)

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

**Bedroom 1**

12'9" x 10'3" (3.89m x 3.12m)

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

**En Suite**

7'1" x 4'9" (2.16m x 1.45m)

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

**Bedroom 2**

11'1" x 9'4" (3.38m x 2.85m)

uPVC double glazed window to rear aspect, radiator

**Bedroom 3**

9'6" x 8'5" (2.92m x 2.57m)

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

**Bedroom 4**

8'7" x 6'11" (2.64m x 2.11m)

uPVC double glazed window to front aspect, radiator

**Family Bathroom**

6'3" x 5'6" (1.91m x 1.70m)

panelled bath with shower and screen over, low level w.c., wash hand basin, chrome heated towel rail, tiled floor, uPVC double glazed window to side aspect

**Outside**



**Rear Garden**

enclosed rear garden

**Front Garden**

open plan front with driveway to side providing off road parking

**Detached Garage**

Not all plots have garages

**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**

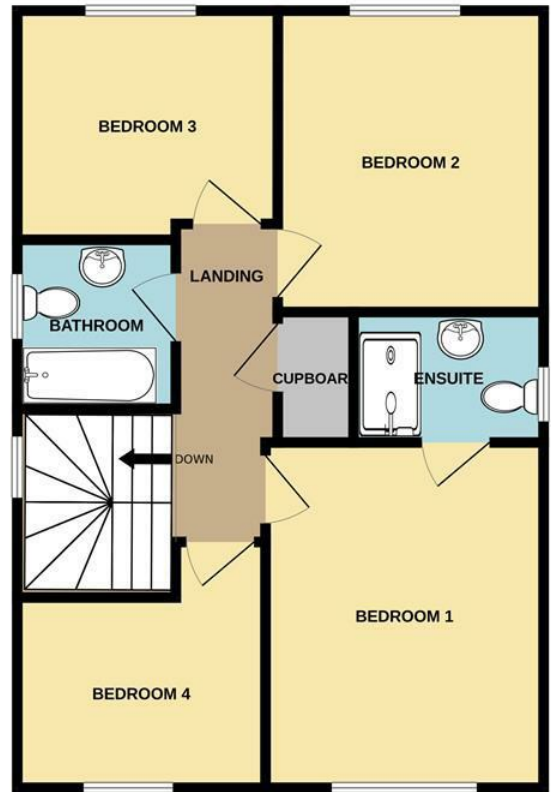
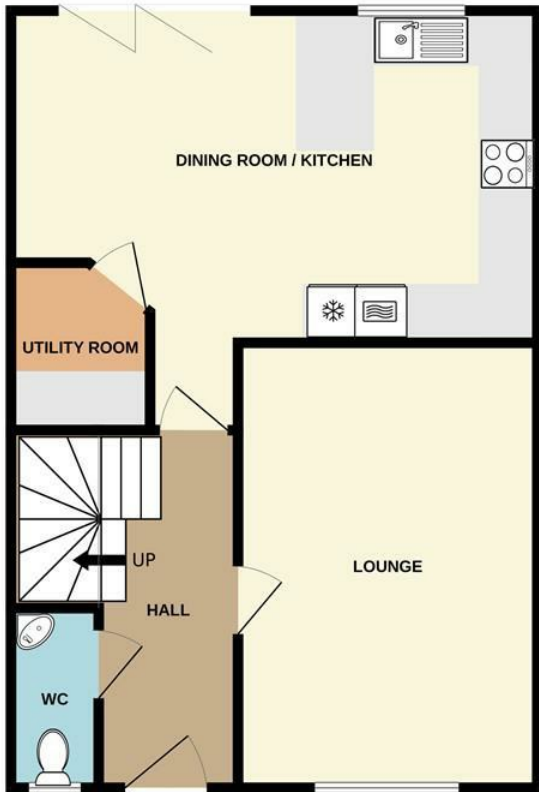
PHOTGRAPHS ARE FOR ILLUSTRATION PURPOSES ONLY AND REPRESENT A TYPICAL 'BARKLEY' PROPERTY ON ANOTHER SITE.

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

1ST FLOOR



4 BEDROOM DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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