



Aintree Park, Aintree Village, Liverpool, L10 8JQ £350,000

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 6 'The Barkley' is a stunning three bedroom detached retirement bungalow available to buyers aged 50+ years only. The beautiful and spacious accommodation, set on a large corner plot, comprises; entrance hall, lounge, dining kitchen, three bedrooms, the master having en suite and a family bathroom. Outside there is an enclosed rear garden and open plan front with driveway providing ample off road parking. All properties benefit from uPVC double glazing and gas central heating and high quality Zanussi appliances are fitted as standard. Plot 6 also includes carpets, curtains and light fittings.

Available : Immediate Occupation



Entrance Hall

Lounge

16'8" x 11'1" (5.10m x 3.40m)

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

Dining Kitchen

14'5" x 9'10" (4.40m x 3.0m)

stunning fitted kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, integrated Zanussi appliances (integrated oven, hob with extractor over, fridge freezer, washing machine and dishwasher), radiator, tiled floor, inset ceiling spotlights, plinth courtesy lighting, uPVC double glazed window to front aspect, uPVC double glazed french doors to side aspect

Inner Hall

Master Bedroom

12'5" x 9'6" (3.80m x 2.90m)

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

En Suite

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

Bedroom 2

10'9" x 9'6" (3.30m x 2.90m)

uPVC double glazed french doors to rear aspect, radiator, built in wardrobe

Bedroom 3

9'6" x 6'10" (2.90m x 2.10m)

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

Family Bathroom

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

panelled bath with mains shower over, low level w.c., wash hand basin, chrome heated towel rail, tiled floor and part tiled walls,, 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

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

PHOTOGRAPHS 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.



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			
England & Wales EU Directive 2002/91/EC			