



Aintree Park, Aintree Village, Liverpool, L10 8JQ

Grosvenor Waterford
ESTATE AGENTS LIMITED



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 23 'The Mardale' 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.

£424,995



Entrance Hall

radiator, inset ceiling spotlights, turned staircase 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, wall mounted boiler

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, storage cupboard

Master Bedroom 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, built in wardrobe

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

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	



