



Taunton Drive, Aintree Village, Liverpool, L10 8JL £230,000

Grosvenor Waterford are delighted to offer for sale this beautiful three bedroom Sefton Semi detached house situated in a popular area of Aintree Village and convenient for local shops and schools. The spacious accommodation briefly comprises; entrance hall, lounge, dining room, kitchen, utility room and downstairs w.c.. To the first floor there are three good sized bedrooms and a family bathroom. Outside there is a pleasant private rear garden and a walled front garden with off road parking leading to an attached garage with electric up and over door. The property also benefits from uPVC double glazing and gas central heating. Offered with no ongoing chain this ideal family home is sure to attract lots of interest - early viewing recommended.



Entrance Hall

front door, laminate flooring, radiator, stairs to first floor

Lounge

14'6" x 10'2" (4.42m x 3.11m)
uPVC double glazed window to front aspect, gas fire in feature surround, radiator, open to dining room

Dining Room

10'8" x 9'4" (3.27m x 2.86m)
uPVC double glazed patio doors to rear garden, radiator

Kitchen

10'3" x 10'5" (3.13m x 3.18m)
fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, tiled floor and walls, radiator, uPVC double glazed window to rear aspect, door to utility room

Utility Room

11'6" (max) x 12'0" (max) (3.53m (max) x 3.67m (max))
good range of fitted base and wall units with complementary worktops, space for under counter fridge and freezer, plumbing for washing machine and dishwasher, tiled floor and part tiled walls, radiator, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden, door to garage

Downstairs W.C.

6'9" x 3'4" (2.08m x 1.04m)
low level w.c. and wash hand basin, tiled floor and walls, radiator

First Floor

Landing

uPVC double glazed window to side aspect, built in cupboard, access to loft space

Bedroom 1

13'5" x 10'7" (+doorway) (4.09m x 3.25m (+doorway))
uPVC double glazed window to front aspect, radiator, fitted wardrobes

Bedroom 2

11'10" x 11'3" (+doorway) (3.61m x 3.45m (+doorway))
uPVC double glazed window to rear aspect, radiator, fitted wardrobes

Bedroom 3

10'2" x 8'8" (3.11m x 2.66m)
uPVC double glazed window to front aspect, radiator, fitted wardrobes, built in cupboard

Family Bathroom

5'6" x 8'10" (1.68m x 2.70m)
three piece suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., radiator, tiled floor and walls, uPVC double glazed windows to side and rear aspects

Outside

Rear Garden

private and well maintained rear garden with block paved patio and lawn with established borders

Front Garden

walled front with open access to block paved driveway leading to the attached garage and lawned area

Attached Garage

19'1" x 7'7" (5.82m x 2.32m)
electric up and over door, power and light, boiler

Additional Information

Tenure : Freehold
Council Tax Band : D
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		
(81-81) B		79
(69-80) C		
(55-68) D	61	
(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		
(81-81) B		74
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		