



Aintree Lane, Aintree Village, Liverpool, L10 2JN

Grosvenor Waterford
ESTATE AGENTS LIMITED



A rare opportunity to purchase a fabulous extended four bedroom semi detached house, situated in sought after Aintree Village. The property benefits from single and double storey extensions and boasts spacious accommodation comprising; entrance porch, hall, lounge, dining room, kitchen/breakfast room and study/utility. To the first floor there are four bedrooms, ensuite and a family bathroom. Outside there is south west facing rear garden with artificial lawn and raised pond and walled front with ample off road parking. The property also benefits from uPVC double glazing and gas central heating. A beautiful family home in an ideal location - must be viewed to be fully appreciated.

£320,000



Entrance Porch

uPVC double glazed front porch with tiled flooring

Hall

uPVC full glazed front door, radiator, tiled flooring, stairs to first floor

Dining Room 11'9" x 11'4" (3.60m x 3.46m)



uPVC double glazed curved bay window to front aspect, radiator, laminate flooring

Lounge 21'5" x 11'3" (6.55m x 3.45m)



uPVC double glazed french doors to rear garden, gas fire in feature surround, two radiators, laminate flooring

Kitchen/Breakfast Room 13'9" x 13'9" (4.20m x 4.20m)



spacious dining kitchen with a range of base and wall cabinets with

contrasting black granite worktops, dual fuel range cooker with extractor over, integrated dishwasher, plumbing for washing machine, space for american style fridge freezer, radiator, tiled floor, inset ceiling spotlights, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

Study/Utility 12'7" x 6'5" (3.85m x 1.98m)



uPVC double glazed window to front aspect, radiator, laminate flooring, inset ceiling spotlights, storage cupboards

First Floor

Landing

- 4 Bedroom Extended Semi Detached
- EPC Rating TBC
- uPVC Double Glazing
- Gas Central Heating
- Two Bathrooms

- South West Facing Rear Garden
- Off Road Parking

Bedroom1 13'11" x 8'7" (+wardrobes) (4.26m x 2.64m (+wardrobes))



uPVC double glazed window to front aspect, radiator, laminate flooring, fitted wardrobes

Bedroom 2 10'5" x 8'6" (+wardrobes) (3.18m x 2.60m (+wardrobes))



uPVC double glazed window to rear aspect, radiator laminate flooring, fitted wardrobes

Bedroom 3 11'0" x 8'4" (max) (3.37m x 2.56m (max))

uPVC double glazed window to rear aspect, radiator, laminate flooring, fitted wardrobes, inset ceiling spotlights

Bedroom 4 11'1" x 5'10" (3.39m x 1.80m)

uPVC double glazed window to rear aspect, radiator, laminate flooring, fitted wardrobes, inset ceiling spotlights

Ensuite 8'2" x 5'9" (2.49m x 1.76m)

modern white suite comprising; shower cubicle with electric shower over, low level w.c. and wash hand basin in vanity cabinet, vertical radiator, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to front aspect

Family Bathroom 7'5" x 7'6" (+storage area) (2.27m x 2.30m (+storage area))



modern white suite comprising; fully tiled enclosed bath with mains shower over, low level w.c. and wash hand basin, chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted window to front aspect

Outside

Rear Garden

fabulous south west facing rear garden with patio, artificial lawn, raised pond and storage shed/utility with sink, power and light

Front Garden

walled front with open access to block paved driveway

Additional Information

Tenure : Freehold
Council Tax Band : C
Local Authority : Sefton

Agents Note

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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.





