



Goodacre Road, Aintree, Liverpool, L9 0HQ £125,000

Grosvenor Waterford are delighted to offer for sale this well presented three bedroom terraced property in a sought after location of Aintree, convenient for all local amenities and transport links. The accommodation briefly comprises; entrance hall, lounge, dining room, kitchen and morning/utility room. To the first floor there are three bedrooms and a family bathroom. Outside there is a courtyard to the rear. The property also benefits from gas central heating with a Worcester combi boiler (under warranty) and uPVC double glazing and is offered with no ongoing chain. A viewing is essential to appreciate this well presented family home.



Entrance Hall

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

Lounge

14'5" (into bay) x 12'3" (4.41m (into bay) x 3.74m)
uPVC double glazed bay window to front aspect, electric fire in feature surround, three radiators, laminate flooring

Dining Room

13'6" x 11'9" (4.12m x 3.60m)
uPVC double glazed window to rear aspect, radiator, laminate flooring

Morning Room/Utility

7'9" x 5'10" (2.37m x 1.78m)
uPVC double glazed patio doors to rear courtyard, tiled floor

Kitchen

13'9" x 5'10" (4.20m x 1.80m)
fitted kitchen with a range of cabinets with complementary worktops, integrated oven and gas hob with extractor over, washing machine, space for fridge freezer, radiator, tiled floor and splashbacks, uPVC double glazed window and door to rear aspect

Landing

access to loft space

Bedroom 1

14'5" (into bay) x 11'5" (4.41m (into bay) x 3.49m)
uPVC double glazed bay window to front aspect, radiator, feature fireplace

Bedroom 2

13'5" x 11'6" (4.11m x 3.51m)
uPVC double glazed window to rear aspect, radiator, laminate flooring, built in cupboard (housing Worcester boiler), feature fireplace

Bedroom 3

9'2" x 6'5" (2.81m x 1.97m)
uPVC double glazed window to front aspect, radiator, laminate flooring

Family Bathroom

7'7" x 6'4" (2.33m x 1.94m)
three piece suite comprising; panelled bath, wash hand basin and low level w.c., radiator, laminate flooring, tiled walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Courtyard

walled courtyard with gated access to rear

Front

walled front with hedge

Additional Information

Tenure : Freehold
Council Tax Band : A
Local Authority : Liverpool

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.

