



Grosvenor Waterford
ESTATE AGENTS LIMITED

Kilmore Close, Aintree, Liverpool, L9 0NX





Grosvenor Waterford are delighted to offer for sale this beautiful three bedroom semi detached house tucked away at the end of a cul de sac on this popular residential estate. The accommodation briefly comprises; entrance hall, downstairs w.c., lounge and dining kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is a lovely rear garden and large front garden laid mainly to lawn with tarmac driveway leading to the detached garage. The property also benefits from uPVC double glazing and gas central heating. An early viewing of this good sized family home is highly recommended.

£210,000



Entrance Hall

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

Downstairs W.C.

low level w.c. and wash hand basin, radiator, laminate flooring, tiled splashbacks, uPVC circular window to front aspect

Lounge 15'3" x 12'2" (4.65m x 3.72m)



uPVC double glazed window to front aspect, gas fire in feature surround, radiator, laminate flooring, double doors to dining kitchen

Dining Kitchen 8'0" x 15'8" (2.46m x 4.79m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated eye level double oven and gas hob with extractor over, space for undercounter fridge and freezer, plumbing for washing machine, radiator, laminate flooring, tiled splashbacks, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

First Floor

Landing

built in cupboard, access to loft space

Bedroom 1 8'5" x 14'0" (+wardrobe) (2.59m x 4.29m (+wardrobe))



two uPVC double glazed windows to front aspect, radiator, laminate flooring, built in wardrobes

Bedroom 2 8'3" (max) x 9'4" (2.52m (max) x 2.87m)



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

Bedroom 3 8'3" x 6'0" (2.52m x 1.83m)



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

Family Bathroom 6'7" x 6'0" (2.02m x 1.85m)



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

Outside

Rear Garden



good sized rear garden with timber deck and lawn with planted borders

Front Garden



good sized front garden laid mainly to lawn with established borders and tarmac driveway that leads to a detached garage, gated access to rear garden

Detached Garage

up and over door (not currently working), power and light

Additional Information

Tenure : Freehold
Council Tax Band : C
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.

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		
		74 80
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



