



ALASTAIR SAVILLE  
ESTATE AGENTS



Rossall Avenue, Aintree , L10 3JX

£195,000

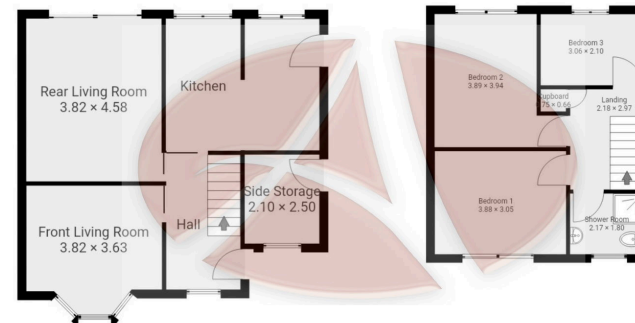
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- Three Bedroom Semi Detached
- Well Maintained Rear Garden Not Overlooked
- Spacious Kitchen/Breakfast
- Front and Rear Lounge
- No Chain
- EPC D
- Council Tax Band B





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Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
Measurements, floor-areas, openings and orientations are approximate. They should  
purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

THREE BEDROOM SEMI DETACHED HOUSE, REAR GARDEN  
GOOD SIZE AND WELL MAINTAINED, NOT OVER LOOKED TO  
THE REAR, LOTS OF POTENTIAL, NO CHAIN

Alastair Saville offer for sale this three bedroom semi detached house, situated in the sought after Aintree. The property is conveniently located within walking distance of local amenities such as shops, schools, and bus routes, this property provides an ideal balance of comfort and accessibility. The accommodation includes an entrance hall, front lounge, rear lounge and kitchen on the ground floor. Upstairs, there are three bedrooms and a family showroom.

Externally, the rear garden has been well maintained and benefits from not being directly overlooked.

An early viewing is highly recommended to appreciate its potential.

Alastair Saville Estate Agents

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**NAEA**  
National Association of  
Estate Agents

Council Tax Band: B

Tenure: Freehold

