



Ian Crane Estate Agents

## Denstone Avenue, Aintree, L10 6LH



**£239,950** (Subject to contract)

A great opportunity to purchase and improve a semi detached house located in a popular residential area of Aintree so ideally situated for the facilities of Aintree, Liverpool and the motorway networks. Being sold without an ongoing chain for an immediate purchase, the property is in need of a renovation throughout and currently comprises porch, entrance hall, living room with feature fire and sliding doors to rear dining room and kitchen complete the ground floor. To the first floor there are four bedrooms, bathroom and a separate w.c. Outside there are gardens to front and rear and a driveway with off road parking leading to the garage.



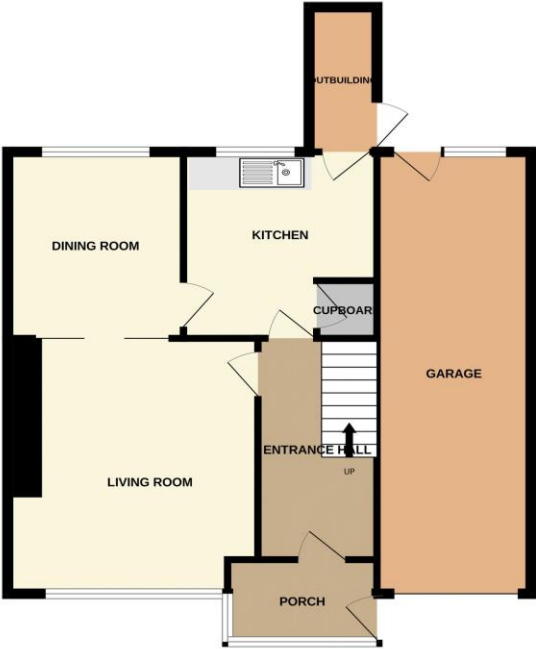
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<b>Location:</b>	Denstone Avenue is located between Altway and Oriel Drive in Aintree
<b>Porch</b>	double glazed windows and door
<b>Entrance hall</b>	radiator
<b>Living room</b>	<b>14' 6" x 13' 3" (4.41m x 4.05m)</b> feature fireplace with gas fire, double glazed window, sliding doors to:
<b>Dining room</b>	<b>10' 7" x 9' 4" (3.22m x 2.84m)</b> radiator, double glazed window
<b>Kitchen</b>	<b>10' 4" x 10' 6" (3.15m x 3.20m)</b> inset stainless steel sink unit, base units, gas cooker point, under stairs cupboard, double glazed window, door to rear
<b>First floor landing</b>	access to loft, airing cupboard
<b>Front bedroom 1</b>	<b>13' 3" x 11' 0" (4.04m x 3.36m)</b> radiator, double glazed window
<b>Rear bedroom 2</b>	<b>11' 10" x 11' 8" (3.60m x 3.55m)</b> radiator, double glazed window
<b>Front bedroom 3</b>	<b>10' 4" x 8' 11" (3.14m x 2.73m)</b> storage cupboard, radiator, double glazed window
<b>Side bedroom 4</b>	<b>25' 4" x 7' 10" (7.73m x 2.40m)</b> two radiators, double glazed windows to front and rear
<b>Bathroom</b>	panelled bath, pedestal wash hand basin, part tiled walls, radiator, double glazed window
<b>Separate w.c.</b>	low level w.c, double glazed window
<b>Outside</b>	lawned gardens to front and rear, driveway with parking for cars leading to the garage
<b>Viewing</b>	Please telephone us on 0151 527 2700 or email <a href="mailto:sales@iancrane.com">sales@iancrane.com</a> to make an appointment to view
<b>Council tax</b>	Council tax band C
<b>Tenure</b>	Unknown - To be confirmed by the sellers' Solicitor

Ian Crane Estate Agents wish to advise that we have not tested any appliances or services at this property and cannot confirm their working condition or status. Any purchasers must ensure that they appoint a suitably qualified person/contractor to verify the condition of the aforementioned. Measurements are taken using a laser tape and are provided as a guide only, if such information is fundamental to purchase, purchasers must rely on their own enquiries.



GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1435 sq.ft. (133.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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