

4 Haileybury Avenue, Aintree Village, L10 6LP



£259,950 (Subject to contract)

A particularly spacious, semi detached family home situated in this popular residential area of Aintree Village, convenient for the shopping facilities of Altway as well as being close enough to access to motorway networks. The well presented and tastefully decorated accommodation includes gas central heating, double glazing and briefly comprises porch, entrance hall, living room with feature fireplace including multi fuel burner, opening to dining room with french doors to the rear garden, this then opens to the kitchen with fitted units including a breakfast bar, and there is a small porch and w.c. to the rear. To the first floor there are three double bedrooms and a bathroom with white suite including feature bath and separate shower cubicle. Lawned front garden, driveway leading to garage and a lawned rear garden with borders for planting and a paved patio area.

Location:	Haileybury Avenue is located between Altway and Oriel Drive in Aintree Village close to the shopping facilities on Altway
Porch	tiled floor, double glazed windows and door
Entrance hall	under stairs cupboard, radiator
Living room	14' 5" x 13' 3" (4.40m x 4.05m) feature fireplace with multi fuel burner, radiator, double glazed window, opening to:
Dining room	10' 5" x 9' 3" (3.18m x 2.81m) tiled floor, two radiators, double glazed french doors to rear garden, opening to:
Kitchen	10' 4" x 10' 4" (3.16m x 3.16m) inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, wall units, space for range cooker, plumbing for washing machine, tiled floor, spotlights to ceiling, double glazed window, door to:
Rear porch	double glazed door to rear, door to:
W.C.	low level w.c, wash hand basin in vanity unit, tiled walls, tiled floor, double glazed window
First floor landing	access to loft, double glazed window
Front bedroom 1	13' 4" x 10' 11" (4.06m x 3.34m) radiator, double glazed window
Rear bedroom 2	11' 9" x 11' 0" (3.59m x 3.36m) radiator, double glazed window
Front bedroom 3	10' 4" x 9' 1" (3.14m x 2.77m) cupboard housing Ideal gas central heating boiler, radiator, double glazed window
Bathroom	white suite comprising free standing bath, separate shower cubicle with mixer shower, wash hand basin, low level w.c, tiled floor, heated towel rail, two double glazed windows
Outside	driveway with parking for cars, lawned front garden, lawned rear garden with borders for planting and patio area
Viewing	Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view
Council tax	Council tax band C
Tenure	Freehold

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GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.3 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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