

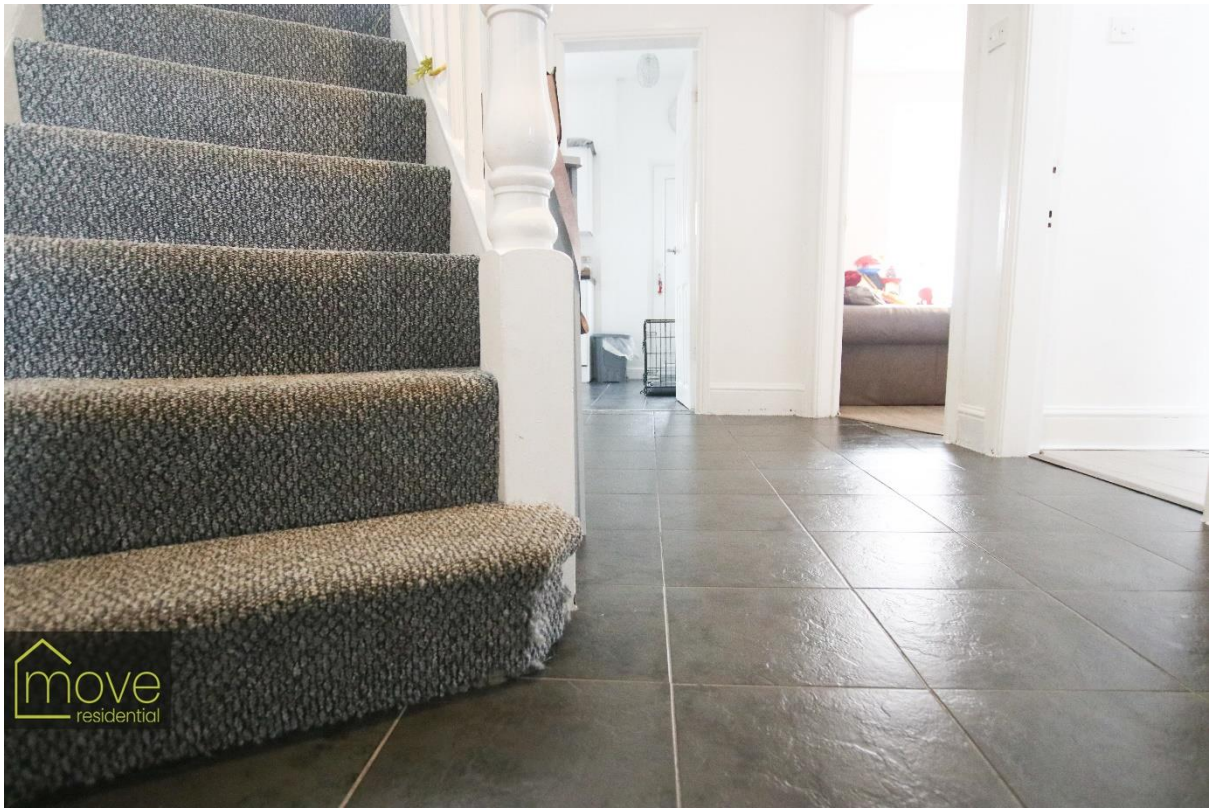


Danehurst Road, Walton, Liverpool, L9 0ET

- Six Bedroom Mid Terrace Property
- Two Inviting Reception Rooms
- Generous Bedroom Accommodation Over Two Floors
- Enclosed Yard to the Rear Elevation
- Popular Location - Close to Amenities
- Modern Fitted Kitchen
- Family Bathroom & Shower Room
- Double Glazing & Gas Central Heating



£240,000



move
residential









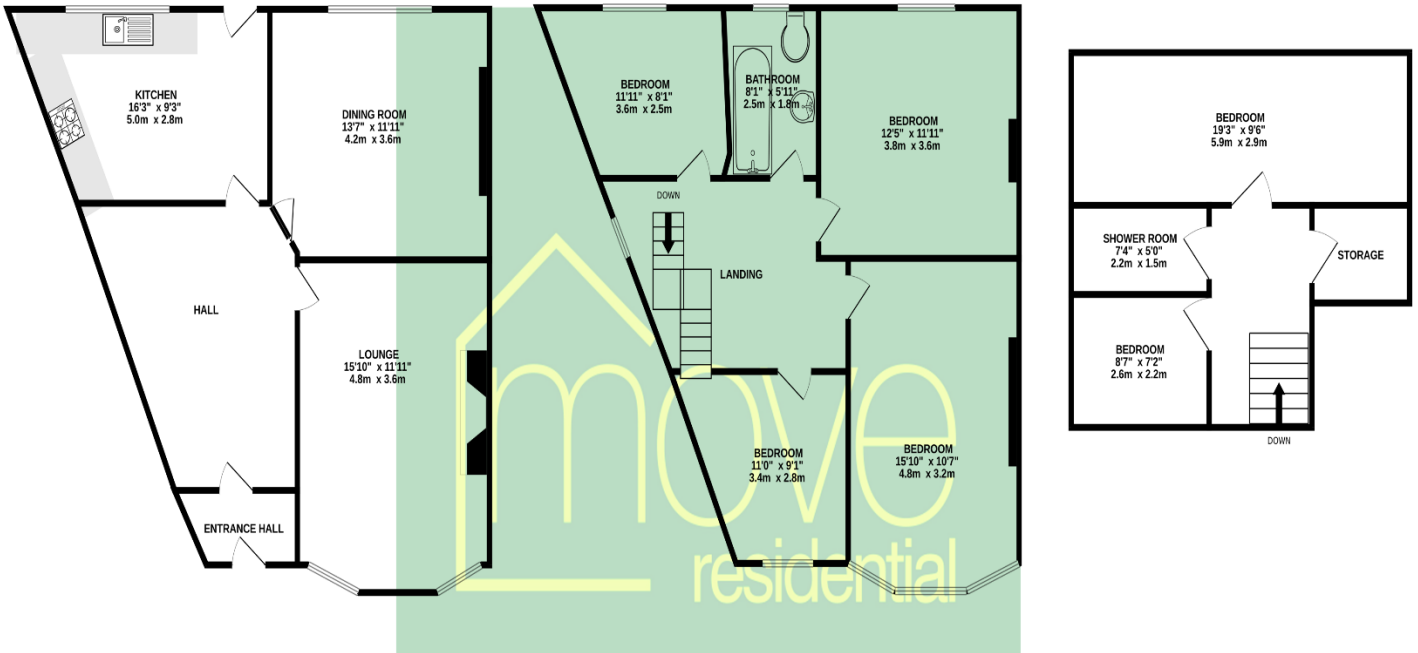




GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.

1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.

2ND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Description

Located on Danehurst Road in the area of Aintree, L9, is this expansive six bedroom end terrace property, welcomed to the sales market courtesy of appointed agents, Move Residential. Exceptionally well presented throughout, the property is generous in size and would prove to be an ideal purchase for a growing family looking to upsize locally. In brief, the property comprises; a welcoming entrance hallway, a bay fronted family lounge with feature fireplace, a secondary reception - ideal for formal dining to the rear elevation and a modern fitted kitchen with integrated hob and oven. To the first floor, you will find three generously sized and well presented double bedrooms, a good sized single bedroom and a contemporary style three piece family bathroom suite. To the pinnacle of the property, to the second floor, there is a further two double bedroom and a modern shower room suite. There is also a substantial storage room which offers the potential to be utilised as an office space, playroom or dressing room. Externally, to the rear of the property, there is a sizeable garden which enjoys a lawned area and a flagged patio - perfect for alfresco dining during the warmer summer months.

Further benefits to the property includes double glazing and gas central heating throughout.

Location

Aintree is a popular area located in the Northern suburbs of Liverpool. The area is best known for the famous Aintree Racecourse, home of the prestigious Grand National horse race. In addition to the racecourse, Aintree has a range of local amenities, including shops, pubs, restaurants, and sports facilities. Aintree has strong transport links, with regular trains connecting the area to Liverpool city centre and several nearby bus routes. Additionally, the area is close to several major motorways, including the M57 and M58, offering easy access to other parts of the region. Housing in Aintree primarily consists of semi-detached and terraced houses, with a mix of newer developments and more traditional properties. The area is popular with families and professionals looking for a calm, residential neighbourhood within easy access of the city. There are also several highly-regarded schools in the area, making it a popular choice for families.

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.