Grosvenor Waterford
Estate Agents

BRITISH PROPERTY AWARDS
GOLD WINNER
ESTATE AGENT IN LIVERPOOL

Uppingham Avenue, Aintree Village, Liverpool, L10 8JT
£299,950

Grosvenor Waterford are delighted to offer for sale this fabulous extended three bedroom Sefton semi detached house situated in a sought after area of Aintree Village. The spacious accommodation briefly comprises; extended entrance hall, lounge, open plan kitchen/dining room, utility room and downstairs w.c.. To the first floor there are three double bedrooms and a family bathroom. Outside there is a landscaped rear garden with walled front with open access to a paved driveway. The property also benefits from uPVC double glazing and gas central heating. Early viewing advised to fully appreciate this super family home.

Entrance Hall
18'9" x 6'5" (5.72m x 1.96m)
composite front door and uPVC double glazed window to side aspect, radiator, laminate flooring, stairs to first floor

Lounge
14'6" x 13'5" (4.42m x 4.11m)
uPVC double glazed window to front aspect, radiator, laminate flooring

Play Room/Study
27'10" x 7'4" (8.49m x 2.24m)
uPVC double glazed window to front aspect, two vertical radiators, laminate flooring, inset ceiling spotlights, three velux skylights

Open Plan Kitchen / Dining Room
20'4" x 10'4" (6.22m x 3.15m)
open plan with a fitted kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, integrated oven and gas hob with extractor over, space for fridge freezer, radiator, inset ceiling spotlights, laminate flooring, double glazed window to rear aspect, double glazed patio doors to rear garden

Utility Room
7'6" x 7'9" (2.29m x 2.38m)
range of fitted base units with complementary worktops, plumbing for washing machine and space for tumble dryer, vertical radiator, inset ceiling spotlights, tiled floor, uPVC double glazed window and door to rear aspect

Inner Hall
tiled floor

Downstairs W.C.
white suite comprising; low level w.c. and wash hand basin in vanity cabinet, tiled flooring

First Floor

Landing
uPVC double glazed frosted window to side aspect, built in cupboard housing, access to loft space

Bedroom 1
12'1" x 11'1" (+doorway) (3.69m x 3.40m (+doorway))
uPVC double glazed window to front aspect, radiator

Bedroom 2
13'1" x 11'0" (+doorway) (4.00m x 3.36m (+doorway))
uPVC double glazed window to rear aspect, radiator

Bedroom 3
10'2" x 9'1" (3.10m x 2.78m)
uPVC double glazed window to front aspect, built in cupboard

Family Bathroom
5'6" x 8'11" (1.68m x 2.74m)
modern white suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to side and rear aspects

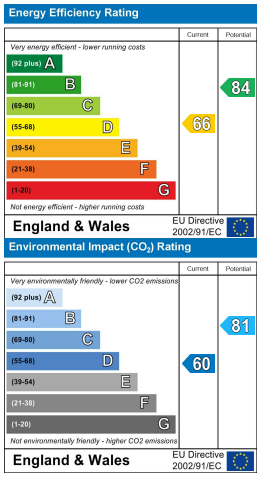
Outside

Rear Garden
fabulous enclosed rear garden with two patios, gazaebo and lawn, raised borders and shed

Front Garden
walled front with open access to paved driveway

Additional Information
Tenure : Freehold
Council Tax Band : D
Local Authority : Sefton

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.



Grosvenor Waterford Estate Agents
helping you make the right moor since 2006

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The Property Ombudsman