

SAVILLE  
ESTABLISHED 1854

# Aintree Lane, Aintree, L10 2JW

£265,000

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- Semi Detached Extended Family Home
- Two Reception Rooms
- Downstairs Shower Room And First Floor Bathroom
- Three Bedrooms
- Council Tax Band- C
- Sought After Location, Close To All Local Amenities
- Kitchen/ Breakfast Room
- Office/ Utility Room
- Enclosed Private Gardens And Ample Off Road Parking
- EPC Rating- D

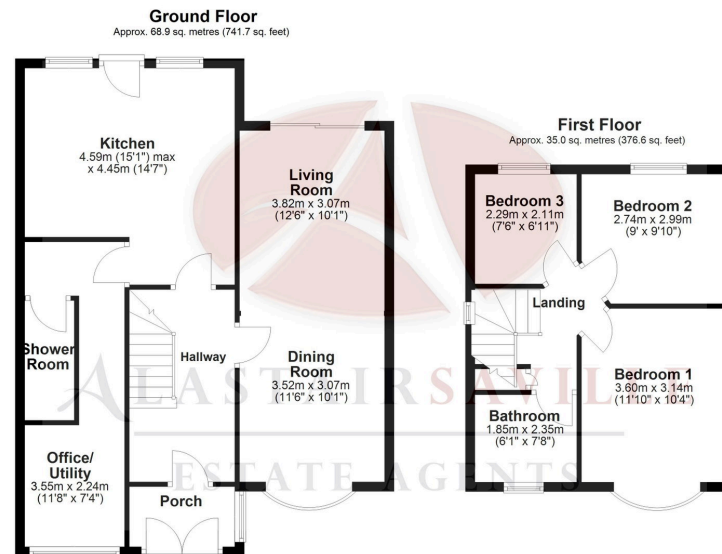


BEAUTIFULLY PRESENTED, EXTENDED SEMI DETACHED HOUSE, SPACIOUS MODERN KITCHEN/BREAKFAST ROOM, LIVING ROOM, FURTHER DINING ROOM, GROUND FLOOR SHOWER ROOM, OFFICE/ UTILITY ROOM, THREE BEDROOMS, MODERN BATHROOM, SOUTH FACING REAR GARDEN AND AMPLE OFF ROAD PARKING. VIEWING ESSENTIAL.

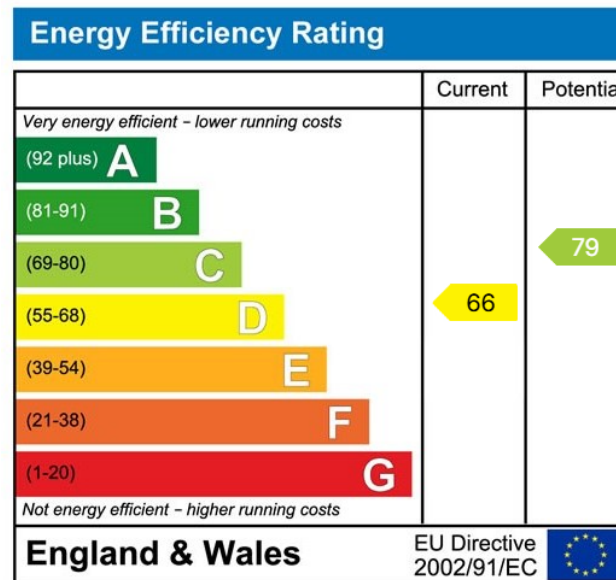
This three bedroom, semi detached family home is situated in the heart of Aintree Village, within walking distance of local shops and amenities, schools and public transport links including Old Roan train station. Internally the property comprises entrance porch, hallway, dining room, living room, spacious modern kitchen/breakfast room, inner hallway, office/ utility room and a shower room to the ground floor. To the first floor there are three bedrooms and a modern family bathroom. To the outside of the property there is a generous rear garden with a decked area and lawns which enjoys a southerly aspect.







Total area: approx. 103.9 sq. metres (1118.3 sq. feet)



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