Grosvenor Waterford
Estate Agents

BRITISH PROPERTY AWARDS
GOLD WINNER
ESTATE AGENT IN LIVERPOOL

Keble Drive, Aintree Village, Liverpool, L10 3LA
£280,000

Grosvenor Waterford are delighted to offer for sale this extended three bedroom semi-detached house located on Keble Drive in Aintree Village. With both a double and single storey extension the spacious accommodation comprises: entrance hall, living room, dining kitchen, utility room and downstairs w.c.. Upstairs the layout has been re-configured to provide three double bedrooms, the master having an ensuite, and a family bathroom. Outside there is a good sized private rear garden with fields behind and a detached outbuilding with storage and a room currently used as a Salon. The property benefits from uPVC double glazing and gas central heating with a fully serviced boiler. We recommend an early viewing of this quite unique and spacious family home.

Entrance Hall
composite front door and uPVC double glazed window, radiator, laminate flooring, stairs to first floor

Living Room
20'6" x 10'1" (6.26m x 3.08m)
uPVC double glazed window to front aspect, log burner effect fire in feature surround, two radiators, laminate flooring, double doors to dining kitchen

Dining Kitchen
9'1" x 17'8" (2.77m x 5.41m)
modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated double oven, microwave and gas hob with extractor over, space for american style fridge freezer and dishwasher, radiator, inset ceiling spotlights, laminate flooring, uPVC double glazed window to rear aspect, uPVC double glazed bi-fold doors to rear garden, skylight

Downstairs W.C.
white suite comprising; low level w.c. and wash hand basin, uPVC double glazed frosted window to side aspect

Utility
9'4" x 7'3" (2.86m x 2.23m)
base and wall cabinets with complementary worktops, plumbing for washing machine, radiator, uPVC double glazed window to side aspect

First Floor

Landing
uPVC double glazed window to side aspect, access to loft space, new carpet fitted July 26

Master Bedroom
11'10" x 10'1" (3.63m x 3.08m)
uPVC double glazed window to front aspect, radiator, fitted wardrobes, door to ensuite, new carpet fitted July 26

Ensuite
6'8" x 7'3" (2.04m x 2.23m)
modern white suite comprising; shower cubicle with mains shower over, wash hand basin and low level w.c., chrome heated towel radiator, tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to front aspect

Bedroom 2
8'11" x 8'6" (2.72m x 2.61m)
uPVC double glazed window to rear aspect, radiator, fitted wardrobes

Bedroom 3
8'3" x 10'1" (2.53m x 3.08m)
uPVC double glazed window to rear aspect, radiator, fitted wardrobes

Family Bathroom
7'6" x 3'11" (2.30m x 1.20m)
modern white suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., chrome heated towel radiator, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

Outside

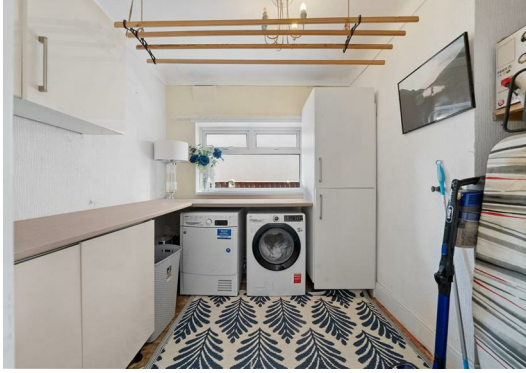
Rear Garden
good sized rear garden with new decking, patio, lawn and mature borders

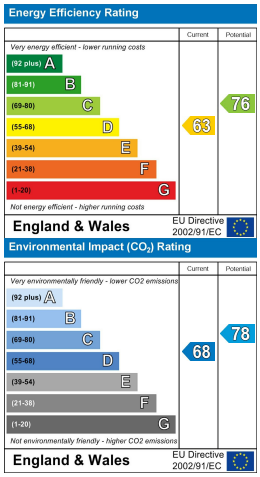
Detached Outbuilding
13'4" x 8'3" (+9'10" x 8'3" storage) (4.08m x 2.52m (+3.01m x 2.52m storage))
detached building to the rear with separate storage and a good sized room that is currently used as a Salon but could also serve as an office, bar or entertaining space
uPVC double glazed windows and door, power and light, radiator, inset ceiling spotlights and tiled floor

Front Garden
open plan paved front providing ample off road parking, gated access to rear

Additional Information
Tenure : Freehold
Council Tax Band : B
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 move since 2008

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The Property Ombudsman