



Grosvenor Waterford are delighted to offer for Sale this extended three bedroom Sefton semi detached house in popular Aintree Village and convenient for local shops, schools and transport links. The spacious accommodation briefly comprises; entrance porch, hall, living room, dining room, kitchen and utility room. To the first floor there are three double bedrooms and bathroom with separate w.c.. Outside there is a pleasant south facing rear garden and front garden with off road parking with double gates to the side that leads to a detached garage used for storage only. The property benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. Early viewing is recommended for this ideal family home.

£245,000



Entrance Porch

uPVC double glazed windows and front door, tiled floor

Hall

uPVC entrance door, radiator, stairs to first floor

Living Room 14'3" x 13'1" (4.36m x 3.99m)



double glazed window to front aspect, gas fire in feature surround, radiator, open to dining room

Dining Room 10'0" x 9'7" (3.06m x 2.93m)



uPVC double glazed french doors to rear garden, radiator

Kitchen 9'11" x 9'11" (3.04m x 3.04m)



fitted kitchen with a range of base and wall cabinets with

complementary worktops, integrated oven and gas hob with extractor over, radiator, tiled floor and walls, understairs cupboard (housing boiler), uPVC double glazed window to rear aspect, door to utility

Utility 8'2" x 6'10" (2.50m x 2.09m)

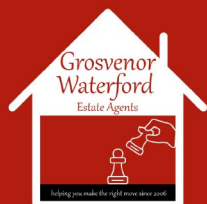


uPVC double glazed windows to front and rear aspects, base and wall cabinets with complementary worktops, uPVC door to front

First Floor

Landing

double glazed window to side aspect, built in cupboard, access to loft space



- Extended 3 Bedroom Sefton Semi
- South Facing Rear Garden
- Detached Garage (Storage Only)
- EPC Rating TBC
- uPVC Double Glazing
- Sought After Location
- No Chain
- Gas Central Heating

Bedroom 1 13'1" x 13'3" (4.00m x 4.04m)



double glazed window to front aspect, radiator, fitted wardrobes

Bedroom 2 11'6" x 13'3" (3.53m x 4.04m)



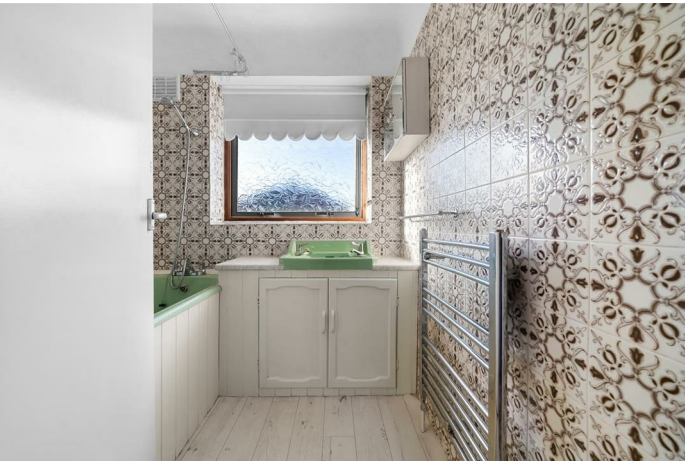
double glazed window to front aspect, radiator, fitted wardrobes

Bedroom 3 10'2" x 9'1" (3.12m x 2.77m)



double glazed window to front aspect, radiator, fitted wardrobes, built in cupboard

Bathroom 5'6" x 6'1" (1.70m x 1.87m)



bath, wash hand basin, chrome heated towel rail, tiled walls, double glazed frosted window to rear aspect

Separate W.C.

double glazed window to side aspect, low level w.c.

Outside

South Facing Rear Garden

good sized rear garden with patio and raised lawn and flower beds

Detached Garage (storage only)

up and over door, window and door to side aspect

Front Garden

walled front with double gated access to block paved driveway that leads via double gates down the side of the property to the rear garden

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



