



For Sale  
Waterford  
016 7638  
waterford.com

Sherwoods Lane, Aintree, Liverpool, L10 1NB

Grosvenor Waterford  
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this fabulous three bedroom semi detached property, situated on the popular Sherwoods Lane area of Aintree. This modern family home has been completely renovated by the current owners and comprises; entrance hall, lounge, dining room and newly fitted kitchen with integrated appliances. To the first floor there are three bedrooms and a newly fitted bathroom. Outside there is a good sized rear garden extending around to the side and open aspect opposite fields to the front with off road parking. The property benefits from uPVC double glazing with new composite door and new french doors fitted in 2025, gas central heating with a new boiler (fitted approx 2022) and new sloping roofs to the dormers front and back. Offering modern and spacious accommodation within the Sefton schools catchment area and just a short walk from Aintree University Hospital, a viewing of this lovely family home is highly recommended.

£225,000



### Entrance Hall

new composite front door (fitted 2025), laminate flooring, radiator, double doors to lounge, stairs to first floor

### Living Room 13'9" x 14'4" (4.21m x 4.38m)



uPVC double glazed bay window to front aspect, wall mounted electric fire in feature surround, radiator, laminate flooring, understairs cupboard, open to dining room

### Dining Room 10'7" x 8'1" (3.24m x 2.47m)



new uPVC double glazed french doors (installed 2025) to rear aspect, laminate flooring, radiator, open to kitchen

### New Kitchen (fitted Apr 25) 10'7" x 8'7" (3.24m x 2.62m)



quality fitted kitchen featuring a range of base and wall cabinets with

complementary worktops, integrated oven and hob with extractor over, integrated fridge freezer, dishwasher and washing machine, tiled floor and splashbacks, uPVC double glazed windows to side and rear aspects

### First Floor

#### Landing

uPVC double glazed window to side aspect, access to loft space

#### Bedroom 1 14'9" x 9'1" (4.52m x 2.78m)



uPVC double glazed window to front aspect, radiator

**Bedroom 2 11'5" x 9'1" (3.50m x 2.78m)**



uPVC double glazed window to rear aspect, radiator, built in wardrobe

**Bedroom 3 8'6" x 6'3" (2.60m x 1.92m)**



uPVC double glazed window to front aspect, built in cupboard, radiator

**New Bathroom (fitted Apr 25) 6'4" x 7'4" (1.95m x 2.24m)**



modern suite comprising; encased bath with shower mixer tap, wall mounted wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted window to rear aspect

**Outside**

**Rear Garden**



good sized rear garden with patio and lawned area with landscaped borders, timber shed with power and light, side storage area with double gated access to front

**Front Garden**

open plan front with ornamental gravelled area and driveway providing

off road parking ample off road parking and double wrought iron gates giving access down the side of the property

**Additional Information**

Tenure : Freehold  
Council Tax Band : C  
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](http://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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



