



Grosvenor Waterford
ESTATE AGENTS LIMITED

Furlong Close, Aintree, Liverpool, L9 0NL



Grosvenor Waterford are delighted to offer for Sale this impressive detached house boasting four spacious bedrooms. The property is perfectly situated with views over Aintree Racecourse to the rear and enjoys a small, quiet cul de sac location. The beautifully presented accommodation briefly comprises; entrance hall, downstairs w.c., living room, dining room, kitchen and large conservatory. To the first floor are four double bedrooms, the master having an ensuite (refitted approx 2022) and a family bathroom. To the rear is a private rear garden and to the front a large block paved driveway that leads to the integral garage. The property also benefits from uPVC double glazing and central heating. A perfect family home in such a desirable location that a viewing is an absolute must.

Offers over £325,000



Entrance Hall 5'9" x 14'11" (1.76m x 4.57m)



front entrance door, radiator, laminate flooring, stairs to first floor

Downstairs W.C. 2'7" x 5'2" (0.80m x 1.60m)



white suite comprising; low level w.c. and wash hand basin in vanity cabinet, radiator, tiled floor and walls,

Living Room 10'3" x 17'0" (3.14m x 5.20m)



uPVC double glazed square bay window to front aspect, gas fire in feature surround, two radiators, laminate flooring, open to dining room

Dining Room 10'3" x 9'8" (3.14m x 2.95m)



uPVC double glazed patio doors to conservatory, radiator, laminate flooring, open to kitchen

Kitchen 14'1" x 9'1" (4.31m x 2.79m)



fitted kitchen with a range of white base and wall cabinets with contrasting black worktops, gas range cooker, plumbing for washing machine, space for american style fridge freezer, two radiators, tiled floor and splashbacks, door to conservatory

Conservatory 17'11" x 11'10" (5.48m x 3.61m)



uPVC double glazed conservatory with uPVC double glazed french doors onto the rear garden and separate door to side, tiled floor

First Floor

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• 4 Bedroom Detached House

• Cul de Sac Location

• Large Conservatory

• EPC Rating TBC

• uPVC Double Glazing

• Large Driveway & Integral Garage

• Private Rear Garden backing on to Aintree Racecourse

• Gas Central Heating (Worcester boiler 7 yrs old)

Landing 5'9" x 16'1" (1.76m x 4.92m)



uPVC double glazed window to front aspect, built in cupboard (housing Worcester boiler) access to loft space

Master Bedroom 10'3" x 11'6" (3.14m x 3.52m)



uPVC double glazed window to front aspect, radiator, laminate flooring, built-in wardrobes and overhead storage, door to ensuite

Ensuite 7'6" x 4'7" (2.31m x 1.42m)



white suite comprising; shower cubicle, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted window to side aspect

Bedroom 2 8'0" x 12'3" (2.46m x 3.75m)



uPVC double glazed window to front aspect, radiator, laminate flooring

Bedroom 3 10'3" x 9'10" (3.14m x 3.01m)



uPVC double glazed window to rear aspect with views over Aintree Racecourse, radiator, laminate flooring, built-in wardrobe

Bedroom 4 8'0" x 10'1" (2.46m x 3.08m)



uPVC double glazed window to rear aspect with views over Aintree Racecourse, radiator, laminate flooring, built-in wardrobes and overhead storage



