Grosvenor Waterford
Estate Agents

BRITISH PROPERTY AWARDS
GOLD WINNER
ESTATE AGENT IN LIVERPOOL

Bull Bridge Lane, Aintree Village, Liverpool, L10 6LY
£220,000

Grosvenor Waterford are delighted to offer for Sale this three bedroom semi detached house, situated in sought after Aintree Village and convenient for local shops, schools and Old Roan Station. The spacious accommodation briefly comprises; entrance hall, living room, dining kitchen and side utility area. To the first floor there are three bedrooms and a modern bathroom. Outside there is a good sized rear garden and open plan front with concrete driveway. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A super family home - early viewing recommended

Entrance Hall
uPVC front door and window, radiator, laminate flooring, understairs cupboard, stairs to first floor

Living Room
12'3" x 13'4" (3.75m x 4.08m)
uPVC double glazed window to front aspect, radiator, laminate flooring

Kitchen / Dining Room
11'10" (max) x 20'11" (3.62m (max) x 6.38m)
modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, integrated fridge freezer, radiator, laminate flooring, tiled splashbacks, uPVC double glazed window to rear aspect, uPVC double glazed french door to rear garden

First Floor

Landing
uPVC double glazed window to side aspect, built in cupboards, access to loft space

Bedroom 1
12'3" x 12'3" (3.75m x 3.74m)
uPVC double glazed window to front aspect, radiator

Bedroom 2
9'10" x 12'3" (3.02m x 3.74m)
uPVC double glazed window to rear aspect, radiator

Bedroom 3
7'4" x 10'1" (2.25m x 3.08m)
uPVC double glazed window to front aspect, storage cupboard, radiator

Bathroom
modern white suite comprising; panelled bath with main shower over, wash hand basin and low level w.c. in vanity cabinets, chrome heated towel rail, tiled walls, uPVC double glazed frosted window to rear aspect

Outside

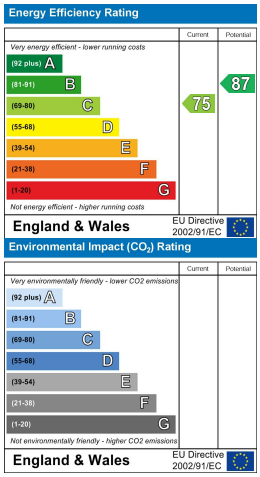
Side Utility Store
13'3" x 5'5" (4.05m x 1.67m)
uPVC double glazed doors to front and rear aspects, power and light

Rear Garden
good sized rear garden laid mainly to lawn with patio and flower beds

Front Garden
open plan with concrete driveway providing off road parking

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.



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The Property Ombudsman