



Grosvenor Waterford are delighted to offer for Sale this fabulous three bedroom Sefton semi detached house on sought after Shrewsbury Avenue in Aintree Village. A entrance hall leads you into a living room and dining room with a separate breakfast kitchen. Stairs lead up to the landing with three double bedrooms and a modern bathroom. Outside there is a good sized south facing garden that is not overlooked and an open plan front with off road parking that leads to a full length attached garage. The property also benefits from new roof tiles (2025), uPVC double glazing and gas central heating. A perfect family home in a great location - viewing recommended.

£285,000



### Entrance Hall

composite front door, solid wood flooring, traditional style column radiator, stairs to first floor

### Living Room 13'4" x 14'8" (4.07m x 4.48m)



uPVC double glazed window to front aspect, feature fireplace, traditional style column radiator, solid wood flooring, double sliding doors to dining room

### Dining Room 10'5" x 9'6" (3.18m x 2.91m)



uPVC double glazed french doors to rear garden with plantation shutters, traditional style column radiator, solid wood flooring

### Breakfast Kitchen 10'5" x 9'11" (3.18m x 3.04m)



fitted kitchen with a range of base and wall cabinets with

complementary worktops and Belfast sink, gas range cooker with extractor over, space for fridge freezer, plumbing for washing machine, tiled floor and splashbacks, uPVC double glazed window to rear aspect, uPVC door to rear garden

### First Floor

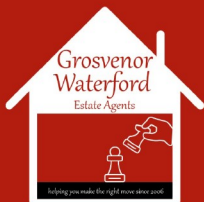
#### Landing

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

#### Bedroom 1 13'3" x 13'4" (4.04m x 4.07m)



uPVC double glazed window to front aspect, traditional style column radiator, laminate flooring



- 3 Bedroom Sefton Semi
- South Facing Garden
- New Roof Tiles (2025)

- EPC Rating TBC
- uPVC Double Glazing

- Modernised Throughout
- Gas Central Heating

**Bedroom 2 11'10" x 13'4" (3.61m x 4.07m)**



uPVC double glazed window to rear aspect, traditional style column radiator, laminate flooring

**Bedroom 3 8'11" x 9'11" (2.73m x 3.04m)**



uPVC double glazed window to front aspect, traditional style column radiator, solid oak flooring, built in cupboard

**Family Bathroom 5'9" x 8'8" (1.77m x 2.65m)**



modern white suite comprising; bath with feet with mains shower over, wash hand basin and low level w.c., traditional style towel warming radiator, tiled floor and walls, inset ceiling spotlights, uPVC double glazed window to rear aspect

**Outside**

**South Facing Rear Garden**



good sized rear garden that is not overlooked with lawn, patio, timber deck and establish borders

**Attached Full Length Garage 25'5" x 8'11" (7.76m x 2.72m)**

up and over door to front with double doors to rear

**Front Garden**

walled front with open access to lawn and gravelled driveway that leads to the attached garage

**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		

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REMINDS  
ME OF  
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SUN

For a richer,  
fuller life

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