



Poulter Road, Aintree, Liverpool, L9 0HJ

£160,000

Grosvenor Waterford are pleased to offer for sale this fabulous three bedroom mid terraced property in a sought after location of Aintree, convenient for all local amenities and transport links. The spacious accommodation briefly comprises; entrance hall with new front door, lounge, new fitted kitchen, dining room and utility room. To the first floor there are three bedrooms and family bathroom. Outside there is a rear courtyard. The property also benefits from gas central heating (boiler approx 5yrs old), uPVC double glazing and new floorings and decor. Offered with no ongoing chain this is a perfect home for a first time buyer, down sizer or investor - early viewing recommended.



Entrance Hall

new composite front door, radiator, new carpet, stairs to first floor

Lounge

14'2" (into bay) x 12'3" (4.33m (into bay) x 3.75m)

uPVC double glazed bay window to front aspect, radiator, new carpet, open to dining room

Dining Room

13'6" x 10'10" (4.14m x 3.32m)

uPVC double glazed window to rear aspect, radiator, new carpet, open to kitchen

New Fitted Kitchen (2022)

9'1" x 6'7" (2.79m x 2.02m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, space for fridge freezer, plumbing for washing machine, tiled floor and splashbacks, uPVC double glazed window to rear aspect

Utility Room

6'11" x 5'2" (2.13m x 1.58m)

larder unit and shelving with complementary worktop, tiled floor, uPVC double glazed window and door to side aspect

First Floor

Landing

access to loft space, new carpet

Bedroom 1

14'2" (into bay) x 11'6" (4.34m (into bay) x 3.53m)

uPVC double glazed bay window to front aspect, radiator, new carpet

Bedroom 2

13'6" x 11'6" (4.14m x 3.53m)

uPVC double glazed window to rear aspect, radiator, new carpet, built in cupboard (housing boiler)

Bedroom 3

8'3" x 6'2" (2.53m x 1.90m)

uPVC double glazed window to front aspect, radiator, new carpet

Family Bathroom

8'4" x 6'2" (2.55m x 1.90m)

modern white suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., radiator, tiled floor and part tiled walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Courtyard

paved rear courtyard with gated access to rear

Front

walled front with iron railings and wrought iron gate

Additional Information

Tenure : Freehold

Council Tax Band : A

Local Authority : Liverpool

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		88
(81-91) B		
(69-80) C		70
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		