Grosvenor Waterford
Estate Agents

BRITISH PROPERTY AWARDS
GOLD WINNER
ESTATE AGENT IN LIVERPOOL

Sprig Close, Aintree, Liverpool, L9 0NW
£275,000

Grosvenor Waterford are delighted to offer for sale this beautiful three bedroom detached house, enjoying a cul de sac location on the sought after Foxhunter development. The modern and spacious accommodation briefly comprises; entrance hall, living room, dining room, kitchen with granite worktops and integrated appliances, utility room and downstairs w.c.. To the first floor are three bedrooms, the master having an ensuite and a family bathroom. Outside there is a landscaped west facing rear garden and open plan front with lawn and tarmac/block paved driveway leading to the attached garage. The property benefits from double glazing and gas central heating. A modern, spacious family home - must be viewed to be fully appreciated

Entrance Hall
entrance door, radiator, inset ceiling spotlights, understairs cupboard, stairs to first floor

Downstairs W.C.
white suite comprising; low level w.c. and wash hand basin, chrome heated towel rail, tiled floor and part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to front aspect

Living Room
16'6" x 10'7" (5.04m x 3.24m)
uPVC double glazed bay window to front aspect, radiator, laminate flooring, inset ceiling spotlights, open to dining room

Dining Room
10'0" x 8'9" (3.06m x 2.67m)
uPVC double glazed patio doors to conservatory, laminate flooring, radiator

Kitchen
10'0" x 8'3" (3.06m x 2.54m)
fitted kitchen with a range of grey base and wall cabinets with contrasting white quartz worktops, integrated eye level oven and hob with extractor over, radiator, tiled splashbacks, inset ceiling spotlights, plinth heater and courtesy spotlights, uPVC double glazed window to rear aspect

Utility Room
7'5" x 8'6" (2.27m x 2.60m)
fitted grey base and wall cabinets with contrasting white quartz worktops, plumbing for washing machine, space for tumble dryer and fridge freezer, radiator, tiled floor and splashbacks, inset ceiling spotlights, door to garage and door to rear garden

Conservatory
9'8" x 8'9" (2.96m x 2.67m)
uPVC double glazed conservatory with french doors to rear garden, tiled floor

First Floor

Landing
double glazed window to side aspect, access to loft space, radiator

Master Bedroom
10'0" x 10'9" (3.06m x 3.29m)
double glazed window to rear aspect, radiator, inset ceiling spotlights, built in wardrobe, door to ensuite

Ensuite
white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and part tiled walls, inset ceiling spotlights, double glazed frosted window to side aspect

Bedroom 2
11'6" x 10'9" (3.51m x 3.28m)
uPVC double glazed window to front aspect, radiator, inset ceiling spotlights, fitted wardrobes

Bedroom 3
8'2" x 7'6" (2.51m x 2.30m)
uPVC double glazed window to front aspect, radiator, inset ceiling spotlights, fitted wardrobes and built in cupboard

Family Bathroom
5'7" x 6'3" (1.71m x 1.92m)
modern white suite comprising; tiled in bath with shower over and low level w.c. and wash hand basin in vanity cabinet, chrome heated towel rail, tiled floor and part tiled walls, inset ceiling spotlights, double glazed frosted window to rear aspect

Outside

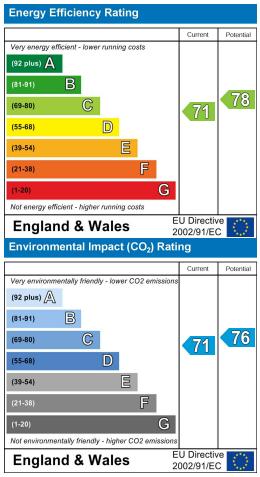
West Facing Rear Garden
patio and gravelled area, lawn and mature planting to the rear

Front Garden
open plan front with landscaped border and tarmac/block paved driveway that leads to the attached garage

Attached Garage
14'1" x 8'4" (4.31m x 2.55m)
up and over door, power and light

Additional Information
Tenure : Leasehold
Council Tax Band : D
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.



Grosvenor Waterford Estate Agents
Helping you make the right move since 2008

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The Property Ombudsman