



Martland Avenue, Aintree Village, L10 6LT

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for Sale this fabulous three bedroom extended end townhouse in sought after Aintree Village. The beautifully presented accommodation briefly comprises; entrance hall, living room, dining room, kitchen, sun room, utility and downstairs w.c.. To the first floor there are three bedrooms and a modern bathroom, with stairs from one bedroom to a large loft room. Outside there is a good sized south west rear garden and front garden with views over a green. The property also benefits from uPVC double glazing and gas central heating. A great family home - early viewing recommended

£235,000



Hall

uPVC front door, radiator, tiled floor, stairs to first floor

Living Room 12'7" x 11'8" (3.84m x 3.56m)



uPVC double glazed window to front aspect, hole in the wall fire in feature fireplace, radiator, open to dining room

Dining Room 9'5" x 9'8" (2.88m x 2.95m)

uPVC double glazed patio doors to rear garden, radiator

Kitchen 8'9" x 11'3" (2.67m x 3.44m)



modern fitted kitchen with a range of white base and wall cabinets with contrasting black granite worktops, integrated eye level double oven and gas hob with extractor over, tiled floor and walls, uPVC double glazed window to rear aspect

Sun Room 10'8" x 6'6" (3.26m x 1.99m)



uPVC double glazed windows to side and rear aspects, radiator, tiled floor, uPVC glazed door to rear garden

Utility & Pantry

door to front aspect, tiled floor, plumbing for washing machine, space for tumble dryer and fridge freezer, ample storage space

Downstairs W.C.

uPVC double glazed window to rear aspect, low level w.c., wash hand basin, tiled floor

First Floor

Landing

uPVC double glazed window to side aspect, radiator

Bedroom 1 10'10" x 9'2" (3.32m x 2.81m)



uPVC double glazed window to rear aspect, radiator, fitted wardrobes

Bedroom 2 6'8" x 7'11" (2.05m x 2.43m)



uPVC double glazed window to front aspect, radiator

Bedroom 3 12'10" x 11'9" (3.93m x 3.60m)



uPVC double glazed window to front aspect, radiator, fitted wardrobes and built in cupboard, stairs to loft room

Shower Room 7'2" x 5'5" (2.19m x 1.67m)



modern shower room with cubicle with mains shower, wash hand basin and low level w.c. in vanity cabinets, heated towel radiator, tiled floor and walls, uPVC double glazed frosted window to rear aspect

Second Floor

Loft Room 18'6" x 10'1" (5.65m x 3.08m)



two skylights to front aspect, radiator, under eaves storage

Outside

South West Facing Rear Garden

good sized ornamental rear garden with patio areas, established planting and and large workshop

Front Garden

gated access to paved front

Additional Information

Tenure : Freehold
Council Tax Band : B
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.

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 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



