



Grosvenor Waterford are delighted to offer for Sale this three bedroom Sefton semi detached house situated in a sought after area of Aintree Village close to local amenities and transport links. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, newly fitted kitchen (2022) and rear utility. To the first floor there are three double bedrooms, shower room and separate w.c.. Outside there is a good sized rear garden and walled front with open access to a block paved driveway that leads to the attached garage. The property also benefits from uPVC double glazing and gas central heating. An early viewing is considered essential for this desirable family home.

£255,000



Entrance Porch

uPVC double glazed windows and entrance door, vinyl tiled floor

Hall

double glazed door and side panel to front aspect, radiator, laminate flooring, stairs to first floor

Lounge 14'5" x 13'5" (4.40m x 4.09m)



uPVC double glazed window to front aspect, radiator, gas fire in feature surround, laminate flooring, open to dining room

Dining Room 10'5" x 9'5" (3.20m x 2.88m)



uPVC double glazed window to rear aspect, radiator, laminate flooring

Kitchen 10'5" x 10'4" (3.20m x 3.15m)



modern kitchen (fitted approx 2022) with a good range of grey base and

wall cabinets with complementary worktops and splashbacks, integrated oven and hob with extractor over, space for fridge freezer, radiator, laminate flooring, uPVC double glazed window to rear aspect, door to rear utility

Utility

uPVC double glazed window to side aspect, uPVC door to rear garden, plumbing for washing machine

First Floor

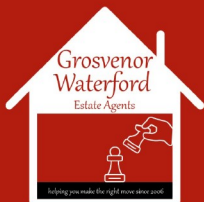
Landing

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

Bedroom 1 13'5" x 13'9" (into doorway) (4.11m x 4.20m (into doorway))



uPVC double glazed window to front aspect, radiator



- 3 Bedroom Sefton Semi Detached
- EPC Rating D
- uPVC Double Glazing
- Gas Central Heating
- Attached Garage & Off Road Parking
- Rear Garden
- Sought After Location

Bedroom 2 11'7" x 13'9" (into doorway) (3.55m x 4.20m (into doorway))



uPVC double glazed window to rear aspect, radiator

Bedroom 3 10'4" x 8'11" (3.17m x 2.72m)



uPVC double glazed window to front aspect, radiator, built in cupboard

Shower Room 5'6" x 5'6" (1.70m x 1.68m)



modern white suite with shower cubicle with mains shower over and wash hand basin, chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted window to rear aspect

Separate W.C.

low level w.c., tiled floor and walls, double glazed window to side aspect

Outside

Attached Garage

up and over door, power and light, uPVC double glazed window and door to rear aspect

Front Garden

walled front with open access to block paved driveway which leads to the attached garage

Rear Garden



lovely rear garden with large patio, lawn and ornamental borders and shed with enclosed side area 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.

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			
		65	81
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	



