



Sherwoods Lane, Aintree, Liverpool, L10 1NB

£220,000

Grosvenor Waterford are pleased to offer for Sale this extended three bedroom semi detached property situated on the Sefton side of Sherwoods Lane. The spacious accommodation benefits from a wrap around extension and briefly comprises; entrance hall, lounge, dining room/study, extended kitchen downstairs shower room and utility room. To the first floor there are three bedrooms and a family bathroom. Outside there is an enclosed rear garden and front garden with driveway for off road parking, leading to the attached garage. The property also benefits from uPVC double glazing and gas central heating (Vaillant boiler installed 2023) and is offered with no ongoing. A super family home that has been substantially extended - viewing recommended.



Entrance Hall

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

Lounge

13'7" x 12'5" (4.16m x 3.81m)

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

Dining Room

10'2" x 7'11" (3.11m x 2.42m)

radiator, laminate flooring

Kitchen

8'10" x 14'9" (2.70m x 4.50m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated double oven and gas hob with extractor over, integrated fridge freezer, dishwasher, radiator, tiled floor and splashbacks, uPVC double glazed window to rear aspect, uPVC double glazed patio doors to rear garden

Inner Hall

laminate flooring, door to garage

Utility Room

8'5" x 6'5" (2.57m x 1.97m)

uPVC double glazed window and door to rear aspect, washing machine, tumble dryer, radiator, tiled floor

Downstairs Shower Room

8'3" x 3'4" (2.53m x 1.03m)

white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., radiator, tiled floor and part tiled walls

Garage

17'7" x 7'1" (5.37m x 2.18m)

up and over door, power and light

First Floor

Landing

uPVC double glazed window to side aspect, access to loft space

Bedroom 1

13'4" (+wardrobes) x 8'7" (4.08m (+wardrobes) x 2.63m)

uPVC double glazed window to front aspect, radiator, laminate flooring, fitted wardrobes

Bedroom 2

10'9" (max) x 8'9" (3.30m (max) x 2.69m)

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

Bedroom 3

9'1" x 6'9" (2.77m x 2.08m)

uPVC double glazed window to front aspect, radiator, laminate flooring, fitted wardrobes, built in cupboard

Family Bathroom

6'2" x 6'3" (1.88m x 1.92m)

three piece suite comprising; corner bath with electric shower over, wash hand basin and low level w.c., radiator, tiled floor and walls, uPVC double glazed window to rear aspect

Outside

Rear Garden

good sized rear garden with patio and lawn

Front Garden

walled front with double gated access to paved driveway

Additional Information

Tenure : Freehold

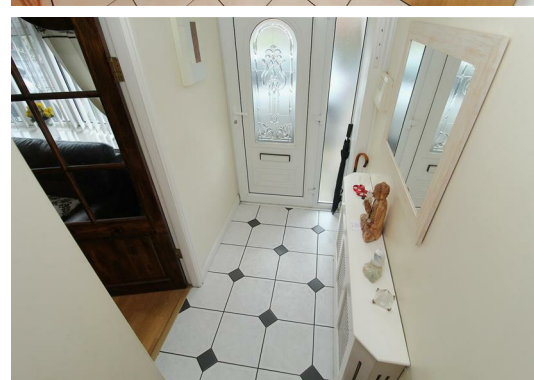
Council Tax Band : C

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	62	73
(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	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		