



Charterhouse Drive, Aintree Village, Liverpool, L10 8JY

£235,000

Grosvenor Waterford are delighted to offer for Sale this three bedroom Sefton semi detached property enjoying an unusually large plot on sought after Charterhouse Drive. The spacious accommodation briefly comprises; entrance hall, living room, dining room, kitchen and rear porch. To the first floor there are three bedrooms, bathroom and separate w.c.. Outside there is large rear garden extending around the side of the garage and a large front that provides off road parking for a number of vehicles and leads to the attached garage. The property also benefits from uPVC double glazing and gas central heating. Offered with no ongoing chain this ideal family home has so much potential to extend and is well worth a viewing.



Entrance Hall

composite front door and glazed panel, radiator, laminate flooring, stairs to first floor

Living Room

13'3" x 14'9" (4.06m x 4.51m)

uPVC double glazed window to front aspect, radiator, laminate flooring, open to dining room

Dining Room

10'3" x 9'5" (3.13m x 2.89m)

uPVC double glazed patio doors to rear garden, radiator, laminate flooring

Kitchen

10'3" x 10'9" (3.13m x 3.29m)

fitted kitchen with various cabinets, integrated eye level double oven and gas hob with extractor over, space for fridge freezer, plumbing for washing machine, pantry cupboard, double glazed window to rear aspect

Rear Porch

storage area and door to side aspect

First Floor**Landing**

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

Bedroom 1

13'1" x 13'3" (3.99m x 4.06m)

uPVC double glazed window to front aspect, radiator

Bedroom 2

11'11" x 13'3" (3.65m x 4.05m)

uPVC double glazed window to rear aspect, radiator, laminate flooring, inset ceiling spotlights

Bedroom 3

9'4" x 9'11" (2.87m x 3.03m)

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

Bathroom

5'8" x 5'10" (1.75m x 1.78m)

panelled bath and wash hand basin, radiator, laminate flooring, par tiled walls, uPVC double glazed frosted window to rear aspect

Separate W.C.

5'8" x 2'11" (1.75m x 0.91m)

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

Outside**Attached Garage**

15'9" x 8'6" (4.81m x 2.61m)

up and over door, power and light, glazed window to side aspect

Front Garden

large front garden with land extending beyond the garage with lawn and block paved driveway for several cars

Rear Garden

large rear garden extending around the side of the garage with lawn, timber deck and patio areas

Additional Information

Tenure : Freehold

Council Tax Band : D

Local Authority : Sefton

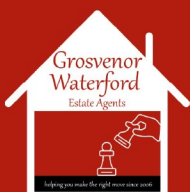
Agents Note

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			
		54	78
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			



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