



Grosvenor Waterford are delighted to offer for sale this extended two bedroom semi detached bungalow situated in the heart of Aintree Village. The accommodation briefly comprises; entrance hall, living room, dining room, kitchen, conservatory, two double bedrooms and a modern shower room. Outside there is a lovely enclosed south facing rear garden, a walled front garden with block paved driveway and a detached garage. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. Viewing recommended.

£240,000



Entrance Hall

uPVC entrance door, radiator, laminate flooring, pull out ladder access to loft

Living Room 13'10" x 12'0" (4.24m x 3.67m)



electric log burner effect fire in feature surround, radiator, laminate flooring, open to dining room

Dining Room 9'8" x 8'9" (2.95m x 2.68m)



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

Kitchen 11'8" x 8'7" (3.57m x 2.63m)



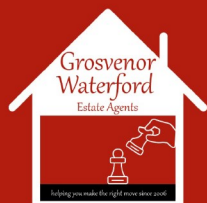
fitted kitchen with a range of base and wall cabinets with

complementary worktops, integrated oven and gas hob with extractor over, tiled floor and splashbacks, built in cupboard, uPVC double glazed windows to side and rear aspects, uPVC door to conservatory

Conservatory 4'2" x 9'11" (1.28m x 3.04m)



uPVC double glazed windows and door, solid roof, radiator, tiled floor



- Extended 2 Bedroom Semi Detached Bungalow
- No Chain
- Detached Garage & Off Road Parking

- EPC Rating TBC
- uPVC Double Glazing
- Sought After Location

- South Facing Rear Garden
- Gas Central Heating

Bedroom 1 11'1" x 11'4" (3.38m x 3.47m)



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

Bedroom 2 8'11" x 9'3" (2.73m x 2.83m)



uPVC double glazed window to front aspect, radiator

Shower Room 7'3" x 8'8" (2.23m x 2.65m)



white site comprising; shower cubicle with electric shower over, wash hand basin and low level w.c., radiator, tiled floor and walls, built in cupboard, uPVC double glazed frosted window to side aspect

Outside
Rear Garden



block paved patio areas, walled borders and lawn

Detached Garage
up and over door, glazed window to side aspect, door to rear garden

Front Garden
walled front garden with gated access to lawn and a block paved driveway, gated access to rear

Additional Information

Tenure :
Council Tax Band :
Local Authority :

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		



