



This is a rare opportunity to purchase a stunning four bedroom detached house enjoying a corner plot in a cul de sac in sought after Aintree Village. The beautifully presented accommodation briefly comprises; entrance hall, through living room, family room and open plan dining kitchen. To the first floor are four double bedrooms, the master having an ensuite, and a family bathroom. Outside there is a lovely west facing rear garden and front garden with ample off road parking leading to the attached garage. The property also benefits from uPVC double glazing and gas central heating.

If you are interested in a substantial detached house in Aintree Village, this property is definitely worth considering.

£420,000



Entrance Hall

composite front door, radiator, stairs to first floor, understairs storage area, karndean flooring

Living Room 11'5" x 14'9" (3.48m x 4.50m)



uPVC double glazed window with plantation shutters to front aspect, wood burning stove in feature fireplace, vertical radiator, karndean flooring

Family Room 8'3" x 16'11" (2.54m x 5.17m)



uPVC double glazed window with plantation shutters to front aspect, radiator, laminate flooring, inset ceiling spotlights

Kitchen and Dining Room 10'3" x 17'10" and 8'7" x 8'1" (3.14m x 5.45m and 2.64m x 2.47m)



fabulous dining and entertaining space with three sets french doors/patio doors opening

onto the rear garden and a recently fitted kitchen with a centre island that comprises a range of larder, base and wall cabinets with complementary granite worktops, integrated appliances (eye level oven and microwave, induction hob, fridge and freezer, dishwasher, washing machine), karndean flooring, two vertical radiators and inset ceiling spotlights, uPVC double glazed window to side aspect

First Floor

Landing

access to loft space, built in cupboard

Master Bedroom 15'3" x 10'6" (4.65m x 3.21m)



uPVC double glazed window with plantation shutters to front aspect, radiator, fitted wardrobes, built in cupboard, door to ensuite

Ensuite Shower Room

ensuite with modern white suite comprising; walk-in shower with mains shower, wash hand basin in vanity cabinet and low level w.c., chrome heated towel radiator, tiled floor with underfloor heating and tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

- 4 Bedroom Detached House
- West Facing Rear Garden
- uPVC Double Glazing

- EPC Rating TBC
- Attached Garage

- Corner Plot
- Gas Central Heating

Bedroom 2 11'3" x 13'5" (3.45m x 4.11m)



uPVC double glazed window with plantation shutters to front aspect, radiator, laminate flooring

Bedroom 3 11'3" x 11'6" (3.45m x 3.52m)



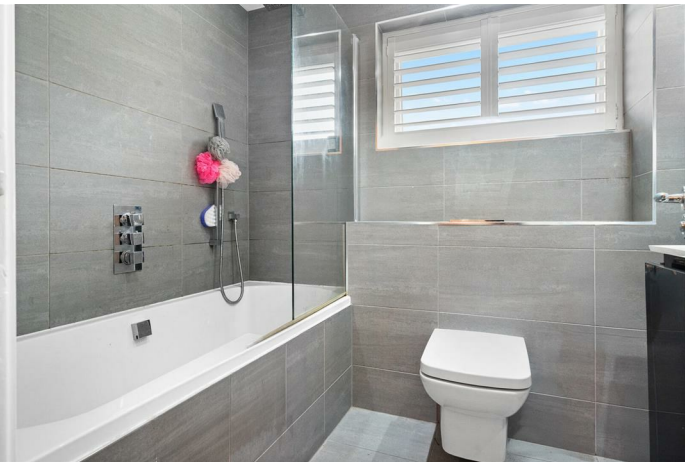
uPVC double glazed window with plantation shutters to rear aspect, radiator, laminate flooring

Bedroom 4 8'3" x 10'9" (2.54m x 3.30m)



uPVC double glazed window with plantation shutters to rear aspect, radiator, karndean flooring

Family Bathroom 8'0" x 5'7" (2.45m x 1.71m)



modern white suite comprising; bath with mains shower over, wash hand basin in vanity cabinet and low level w.c., tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window with plantation shutters to rear aspect

Outside

Attached Garage 11'5" x 16'7" (3.50m x 5.06m)

up and over garage door, power and light, door to rear garden

West Facing Rear Garden

private rear garden with block paved patio area and lawn

Front Garden

walled front with in and out driving access to a block paved driveway

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		
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



