


# Dartmouth Avenue, Aintree Village, Liverpool, L10 2JU
# £219,995

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.







**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

**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 :

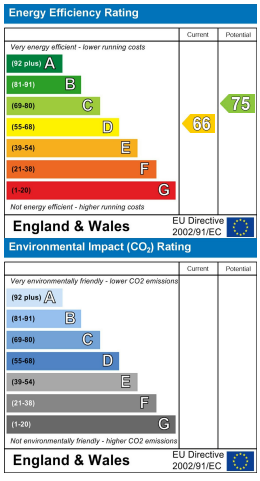
**Agents Note**
Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs 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.












Grosvenor Waterford Estate Agents
197 Altway, Aintree, Liverpool L10 6LB
**Tel:** 0151 526 7638
**Fax:** 0151 526 7971

The Property Ombudsman