



Grosvenor Waterford are delighted to offer for sale this stunning extended three bedroom semi detached house situated in the heart of Aintree Village. The property has been completely renovated by the current owners into a fabulous family home comprising: entrance hall, lounge, w.c., and open plan dining room-kitchen with bi-folds to the rear garden. To the first floor are three bedrooms, the main bedroom having new fitted wardrobes (installed last month) and a modern family bathroom also installed this year. Outside there is a large rear garden with lawn and composite deck and a driveway laid to the front in 2024. The property also benefits from new uPVC double glazed windows and gas central heating with a new boiler. This is a fabulous family home and must be seen to fully appreciate the quality of accommodation on offer.

£260,000



Entrance Hall



composite front door and uPVC double glazed window, radiator, tiled flooring, double doors to kitchen, door to lounge

Lounge 17'3" x 10'8" (5.28m x 3.27m)



uPVC double glazed bay window to front aspect, log burning stove in feature surround, radiator

Kitchen (fitted 2022) 17'10" x 7'5" (5.44m x 2.28m)



fabulous fitted kitchen featuring a range of wall and base cabinets with complementary worktops, breakfast bar and inset sink, integrated eye level oven and hob, integrated dishwasher, plumbing for washing machine, space for american style fridge freezer, breakfast bar, radiator, tiled flooring, uPVC double glazed window to rear aspect, open to dining room

Dining Room 10'2" x 9'10" (3.12m x 3.01m)



uPVC double glazed bi-fold doors to rear garden, tiled floor, radiator

Downstairs W.C.

uPVC double glazed window to side aspect, low level w.c. and wash hand basin, tiled floor

First Floor

Landing

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

Bedroom 1 11'8" x 10'8" (3.58m x 3.26m)



uPVC double glazed bay window to front aspect, radiator, new fitted wardrobes (Aug 2025), new carpet

Bedroom 2 9'3" x 10'11" (2.84m x 3.33m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 8'3" x 7'7" (2.52m x 2.32m)

uPVC double glazed window to rear aspect, radiator

New Bathroom (fitted 2025) 7'4" x 7'4" (2.25m x 2.25m)



fabulous bathroom with white suite comprising; bath with mains shower over, low level w.c. and wash hand basin on vanity stand, marble tiled floor and walls, gold heated towel rail, inset ceiling spotlights, uPVC double glazed window to front aspect

Outside

Rear Garden



good sized enclosed rear garden with composite deck and lawn, shrub and flower beds with mature planting, shed, gated access to front of house

Front

newly laid lock paved driveway with ample off road parking, gated access to rear of house

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



