



Grosvenor Waterford are pleased to present this fabulous three-bedroom semi-detached house located in desirable Aintree Village, Liverpool. Upon entering you are welcomed by an entrance porch and spacious hall that leads to a generous lounge and open plan dining room and kitchen, all designed for relaxation and entertaining. The newly fitted kitchen is a highlight with breakfast bar and integrated appliances. The first floor comprises three well-proportioned double bedrooms and a stylish bathroom that has both a bath and separate shower cubicle.

Externally, the property features a good-sized west facing rear garden, perfect for outdoor activities and family gatherings. The walled front garden offers off-road parking that leads to a detached garage. There is also separate access down the side of the house to the rear garden, adding convenience.

This home is further enhanced by uPVC double glazing, new gas central heating, electrical re-wire and new internal doors and floorings. An early viewing is highly recommended to fully appreciate the charm and potential of this delightful family home. Do not miss the opportunity to make this your own.

£275,000



Entrance Porch

uPVC double glazed sliding doors

Hall



uPVC double glazed door and side panels, radiator, laminate flooring, understairs cupboard, stairs to first floor

Living Room 4.01 m x 4.37 m



uPVC double glazed window to front aspect, electric glass front fire in feature surround, laminate flooring, open to dining room

Dining Room 2.81 m x 3.24 m



uPVC double glazed french doors to rear garden, radiator, laminate flooring, open to kitchen

Kitchen 3.27 m x 3.14 m



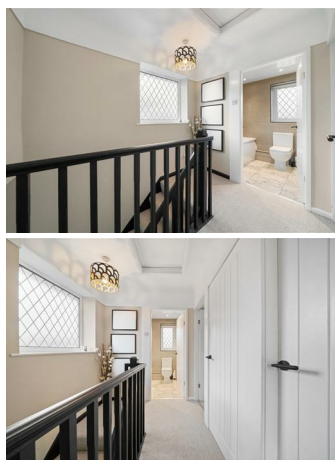
new fitted kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, integrated double oven and gas hob with extractor over, integrated dishwasher, laminate flooring, tiled splashbacks, inset ceiling spotlights, uPVC double glazed window to front aspect

Utility Area 8'1" x 3'6" (2.47m x 1.08m)

uPVC door to side aspect, plumbing for washing machine, uPVC double glazed window to side aspect

First Floor

Landing 1.94 m x 2.60 m



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

Bedroom 1 4.04 m x 4.10 m



uPVC double glazed window to front aspect, radiator

Bedroom 2 4.03 m x 3.41 m



uPVC double glazed window to rear aspect, radiator

Bedroom 3 2.70 m x 3.24 m

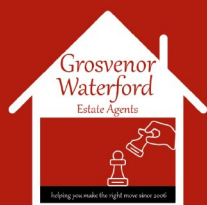


uPVC double glazed window to front aspect, radiator, built in cupboard

Bathroom 2.70 m x 1.55 m



newly fitted bathroom with white suite comprising; panelled



- 3 Bedroom Sefton Semi
- uPVC Double Glazing
- Detached Garage & Off Road Parking

- EPC Rating D
- New Gas Central Heating (new Worcester boiler)

- West Facing Rear Garden
- Electrical Re-Wire

bath, separate shower cubicle with mains shower, wash hand basin in vanity cabinet and low level w.c., heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted windows to side and rear aspects

Outside

West Facing Rear Garden



patio, lawn and established borders

Front Garden



walled front with open access to lawn and block paved driveway that leads to the detached garage

Detached Garage

up and over door, uPVC double glazed window to side aspect

Additional Information

Tenure : Freehold
Council Tax Band : C
Local Authority : Sefton

Agents Note

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