



Grosvenor Waterford are delighted to offer for sale this extended three bedroom semi detached house situated in a popular location off Park Lane and convenient for local shops, schools and Aintree Station. Benefitting from both a double and single storey extension the spacious accommodation has been completely renovated by the current owners and briefly comprises; entrance hall, living room and extended open plan kitchen and dining room fitted in 2020. To the first floor there are three double bedrooms and a family bathroom fitted in 2023. Outside there is a good sized private rear garden and open access to a paved driveway. The property also benefits from new floorings and a new roof along with the extensions in 2020, as well as uPVC double glazing and gas central heating. An amazing family home in a great location - early viewing recommended.

£250,000



Entrance Hall



composite entrance door and window to front aspect, radiator, laminate flooring, stairs to first floor

Living Room



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

'L' shaped Kitchen/Dining Room 20'4" (max) x 16'11" (max) (6.20m (max) x 5.16m (max))



extended in 2020 with a new fitted kitchen with a range of base and wall cabinets with complementary worktops, two integrated ovens and gas hob with extractor over, integrated dishwasher and microwave, integrated fridge freezer and under counter freezer, plumbing for washing machine, two radiators, laminate flooring, tiled splashbacks, inset ceiling spotlights, under stairs cupboard, skylight, uPVC double glazed window to rear aspect, uPVC double glazed french doors with full height side panels to rear garden

First Floor

Landing

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

Extended Bedroom 1 17'6" x 8'4" (max) (5.34m x 2.55m (max))



uPVC double glazed window to rear aspect, radiator, inset ceiling spotlights

Bedroom 2 10'10" x 10'11" (3.31m x 3.33m)



uPVC double glazed window to front aspect, radiator, laminate flooring

Bedroom 3 8'2" x 10'0" (2.49m x 3.06m)



uPVC double glazed window to rear aspect, radiator, laminate flooring

Family Bathroom 7'8" x 7'5" (2.35m x 2.27m)



new bathroom fitted in 2023 with white suite comprising; panelled bath with mains shower over, wash hand basin in vanity cabinet and low level w.c., black heated towel rail, tiled floor and part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to front aspect

Outside

Rear Garden



good sized rear garden that is not overlooked behind with patio and lawn, shed, gated access to front

Front Garden

open plan paved front providing ample off road parking

Additional Information

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

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	



