



Keble Drive, Aintree Village, Liverpool, L10 3LA

£280,000

Grosvenor Waterford are delighted to offer for sale this extended three bedroom semi-detached house located on Keble Drive in Aintree Village. With both a double and single storey extension the spacious accommodation comprises: entrance hall, living room, dining kitchen, utility room and downstairs w.c.. Upstairs the layout has been re-configured to provide three double bedrooms, the master having an ensuite, and a family bathroom. Outside there is a good sized private rear garden with fields behind and a detached outbuilding with storage and a room currently used as a Salon. The property benefits from uPVC double glazing and gas central heating. We recommend an early viewing of this quite unique and spacious family home.



Entrance Hall

composite front door and uPVC double glazed window, radiator, laminate flooring, stairs to first floor

Living Room

20'6" x 10'1" (6.26m x 3.08m)

uPVC double glazed window to front aspect, log burner effect fire in feature surround, two radiators, laminate flooring, double doors to dining kitchen

Dining Kitchen

9'1" x 17'8" (2.77m x 5.41m)

modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated double oven, microwave and gas hob with extractor over, space for american style fridge freezer and dishwasher, radiator, inset ceiling spotlights, laminate flooring, uPVC double glazed window to rear aspect, uPVC double glazed bi-fold doors to rear garden, skylight

Downstairs W.C.

white suite comprising; low level w.c. and wash hand basin, uPVC double glazed frosted window to side aspect

Utility

9'4" x 7'3" (2.86m x 2.23m)

base and wall cabinets with complementary worktops, plumbing for washing machine, radiator, uPVC double glazed window to side aspect

First Floor

Landing

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

Master Bedroom

11'10" x 10'1" (3.63m x 3.08m)

uPVC double glazed window to front aspect, radiator, fitted wardrobes, door to ensuite

Ensuite

6'8" x 7'3" (2.04m x 2.23m)

modern white suite comprising; shower cubicle with mains shower over, wash hand basin and low level w.c., chrome heated towel radiator, tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to front aspect

Bedroom 2

8'11" x 8'6" (2.72m x 2.61m)

uPVC double glazed window to rear aspect, radiator, fitted wardrobes

Bedroom 3

8'3" x 10'1" (2.53m x 3.08m)

uPVC double glazed window to rear aspect, radiator, fitted wardrobes

Family Bathroom

7'6" x 3'11" (2.30m x 1.20m)

modern white suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., chrome heated towel radiator, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

Outside

Rear Garden

good sized rear garden with patio, lawn and mature borders

Detached Outbuilding

13'4" x 8'3" (+9'10" x 8'3" storage) (4.08m x 2.52m (+3.01m x 2.52m storage))

detached building to the rear with separate storage and a good sized room that is currently used as a Salon but could also serve as an office, bar or entertaining space

uPVC double glazed windows and door, power and light, radiator, inset ceiling spotlights and tiled floor

Front Garden

open plan paved front providing ample off road parking, gated access to rear

Additional Information

Tenure : Freehold

Council Tax Band : B

Local Authority : Sefton

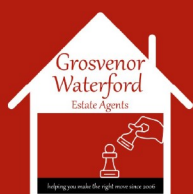
Agents Note

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		



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