

Martland Avenue, Aintree Village, Liverpool, L10 6LT
£210,000

Grosvenor Waterford are delighted to offer for Sale this beautiful three bedroom townhouse in sought after Aintree Village. The accommodation briefly comprises; entrance hall, living room, dining room, kitchen, and solid roof conservatory. To the first floor there are three bedrooms and a modern shower room. Outside there is a good sized south facing rear garden with detached summerhouse and rear access to a private parking area and leased garages behind and front garden with views over a green. The property also benefits from uPVC double glazing and gas central heating, A fabulous family home - early viewing recommended







Entrance Hall
composite front door, radiator, tiled floor, stairs to first floor

Living Room
14'1" x 11'11" (4.31m x 3.65m)
uPVC double glazed bay window to front aspect, electric glass fronted fire in feature surround, radiator, double doors to dining room

Kitchen
10'0" x 8'7" (3.05m x 2.62m)
modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, integrated under counter fridge and freezer, integrated washing machine and dishwasher, plumbing for washing machine, tiled floor and part tiled walls, glazed window to rear aspect, open to dining room

Dining Room
8'8" x 8'11" (2.65m x 2.74m)
uPVc double glazed french doors to conservatory, radiator, tiled floor

Conservatory
11'1" x 8'0" (3.39m x 2.46m)
solid roof uPVC double glazed conservatory with door to rear garden, tiled floor

First Floor

Landing
access to loft space

Bedroom 1
12'1" x 13'8" (3.70m x 4.17m)
uPVC double glazed window to front aspect, radiator, fitted wardrobes, built in cupboard

Bedroom 2
9'0" x 13'8" (2.76m x 4.17m)
uPVC double glazed window to rear aspect, radiator, laminate flooring

Bedroom 3
8'7" x 7'8" (2.64m x 2.35m)
uPVC double glazed window to front aspect, radiator, fitted wardrobes

Shower Room
5'7" x 7'8" (1.71m x 2.36m)
modern shower room with white suite comprising; shower cubicle with mains shower and wash hand basin and low level w.c. in vanity cabinets, radiator, inset ceiling spotlights, two uPVC double glazed frosted windows to rear aspect

Outside

South Facing Rear Garden
good sized rear garden with patio, lawn and established borders, rear access to a private rear parking and leased garages

Summer House
uPVC double glazed window and french doors, inset ceiling spotlights

Front Garden
enclosed front with lawn and established planting

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

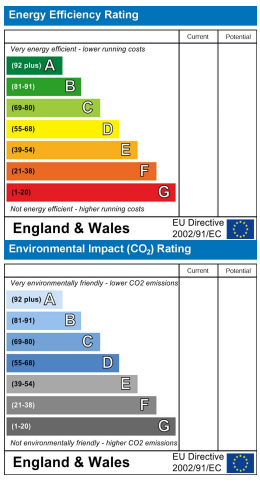
Agents Note
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Grosvenor Waterford Estate Agents
197 Altway, Aintree, Liverpool L10 6LB
Tel: 0151 526 7638
Fax: 0151 526 7971

The Property Ombudsman