



Grosvenor Waterford are delighted to offer for Sale this stunning four bedroom detached house, ideally located in a small, quiet cul de sac off Foxhunter Drive, Aintree. The beautifully presented accommodation briefly comprises; entrance hall, downstairs w.c., dining room, living room, kitchen and utility. To the first floor are four bedrooms, the master having an ensuite and a family bathroom. To the rear is a fabulous private rear garden and to the front a large block paved driveway that leads to the integral garage. The property also benefits from uPVC double glazing with new windows installed to the rear in 2025 and gas central heating with a new boiler installed in Oct 25. An amazing modern family home that is a credit to the owners taste and eye for detail - viewing recommended.

£335,000



Entrance Hall

front entrance door, radiator, tiled flooring, inset ceiling spotlights, stairs to first floor, understairs cupboard

Downstairs W.C.

uPVC double glazed frosted window to front aspect, low level w.c. and wash hand basin, radiator, tiled floor and part tiled walls

Dining Room 11'5" x 9'4" (3.49m x 2.87m)



uPVC double glazed window to front aspect, radiator, tiled flooring, inset ceiling spotlights

Living Room 13'7" x 14'8" (4.16m x 4.48m)

bay with uPVC double glazed french doors and windows to rear aspect, gas fire in feature surround, radiator, laminate flooring

Kitchen 10'10" x 11'3" (3.31m x 3.44m)



fitted kitchen with a range of base and wall cabinets with contrasting black quartz worktops, integrated eye level double oven and five burner gas hob with extractor over, integrated fridge freezer and dishwasher, radiator, tiled floor and splashbacks, inset ceiling spotlights, uPVC double glazed windows to side and rear aspects

Utility 6'4" x 5'2" (1.94m x 1.58m)

fitted base and wall cabinets with contrasting black worktops, plumbing for washing machine, space for tumble dryer, radiator, tiled floor and splashbacks, inset ceiling spotlights, door to side aspect

First Floor

Landing

access to loft space, inset ceiling spotlights, built in cupboard

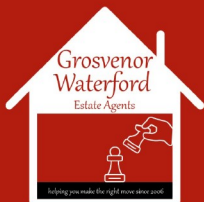
Master Bedroom 15'4" x 16'2" (4.69m x 4.95m)



two uPVC double glazed windows to front aspect, radiator, laminate flooring, door to ensuite

Ensuite

modern white suite comprising; shower cubicle, wash hand basin and low level w.c., radiator, vinyl flooring, part tiled walls, uPVC double glazed frosted window to side aspect



- 4 Bedroom Detached Property
- uPVC Double Glazing
- Sough After Location

- EPC Rating TBC
- Gas Central Heating (new boiler 2025)
- Quality Finish Throughout

- Cul de Sac Location
- Integral Garage and Off Road Parking

Bedroom 2 16'8" x 9'3" (5.09m x 2.84m)



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

Bedroom 4 9'7" x 9'0" (2.93m x 2.76m)



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

Bedroom 3 10'5" x 10'0" (3.18m x 3.06m)



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

Family Bathroom 6'10" x 6'2" (2.09m x 1.88m)



modern white suite comprising; panelled bath with shower mixer tap, wash hand basin and low level w.c., radiator, vinyl flooring, part tiled walls, uPVC double glazed frosted window to rear aspect

Outside

Integral Garage 17'6" x 9'4" (5.34m x 2.85m)

up and over door, power and light

Rear Garden



beautiful landscaped rear garden with lawn, patio, planted borders and seating areas, gated access to front

Front Garden

open plan front with lawn and established border and block paved driveway providing ample off road parking that leads to the integral garage

Additional Information

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

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	



