

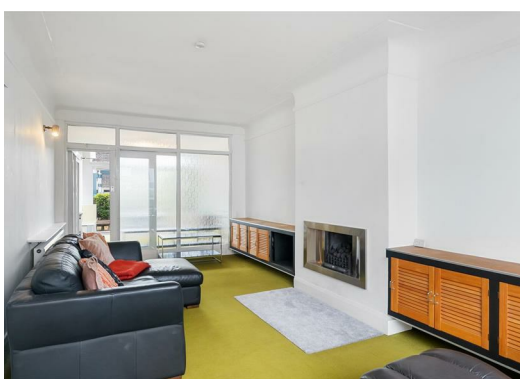


## Mostyn Avenue, Aintree Village, Liverpool, L10 2JE

### £225,000

Grosvenor Waterford are delighted to offer for Sale this three bedroom semi detached house on popular Mostyn Avenue in Aintree Village, close to local shops, Old Roan trains station and the motorway network.

A porch opens on to the entrance hall giving access to a living room and morning room/study, with an extended kitchen and dining room behind. Stairs lead up to the landing with three bedrooms and a shower room. Outside there is a good sized rear garden with a detached garage (storage only) and walled front with paved driveway. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. An ideal family home just waiting for the right buyer to modernise to their own taste - viewing recommended.



### Entrance Porch

uPVC double glazed entrance door and windows

### Hall

uPVC double glazed front door and window, radiator, built in cupboards, stairs to first floor

### Living Room

21'9" x 10'2" (6.65m x 3.10m)

uPVC double glazed window to front aspect, hole in the wall gas fire, radiator, glazed window and door to dining room

### Dining Room

13'9" x 10'2" (4.20m x 3.10m)

uPVC double glazed patio doors to rear garden, radiator

### Kitchen

13'9" x 8'0" (4.21m x 2.44m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, electric cooker, space for fridge freezer and tumble dryer, plumbing for washing machine, radiator, built in cupboards, uPVC double glazed window to rear aspect, uPVC door to side aspect

### Study/Morning Room

11'8" x 8'0" (3.57m x 2.44m)

uPVC double glazed window to side aspect, radiator, built in cupboards

### First Floor

#### Landing

#### Bedroom 1

11'8" x 10'2" (3.56m x 3.10m)

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

#### Bedroom 2

9'8" x 10'6" (2.96m x 3.21m)

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

#### Bedroom 3

8'5" x 7'7" (2.59m x 2.32m)

uPVC double glazed window to rear aspect, radiator

### Shower Room

7'5" x 7'11" (2.27m x 2.43m)

white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., radiator, tiled walls, uPVC double glazed frosted window to front aspect

### Outside

#### Rear Garden

good sized ornamental rear garden with patio and gravelled areas

#### Front Garden

walled front with gated access to paved driveway

### Additional Information

Tenure : Freehold

Council Tax Band : C

Local Authority : Sefton

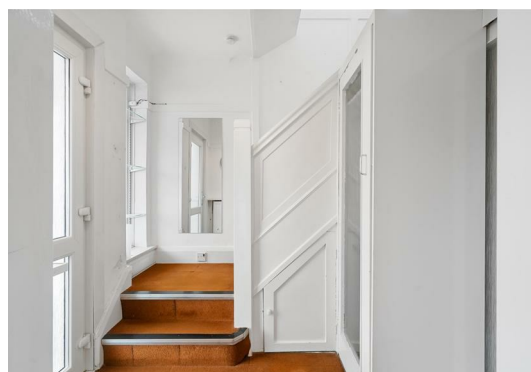
### Agents Note

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.

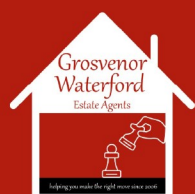
We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting [www.gov.uk/government/organisations/land-registry](http://www.gov.uk/government/organisations/land-registry).

### Detached Garage

used now for storage only  
up and over door



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-81) B                                                       |         |           |
| (69-80) C                                                       |         | 77        |
| (55-68) D                                                       | 59      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-81) B                                                       |         |           |
| (69-80) C                                                       |         | 73        |
| (55-68) D                                                       | 53      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



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