



**Bull Bridge Lane, Aintree Village, Liverpool, L10 6LZ**

**Grosvenor Waterford**  
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for Sale this impressive four/five bedroom detached house on Bull Bridge Lane in Aintree Village.

Boasting generous living spaces that allow for both relaxation and entertaining and four spacious bedrooms, three with ensuite and one with a walk in wardrobe, as well as a fully fitted office, this is a truly unique family home. The outdoor space further enhances the appeal, with plenty of off road parking and a private garden, where one can enjoy lots of company in the fresh air and sunshine.

In summary, this remarkable home on Bull Bridge Lane is a rare find in a highly sought-after location. With no expense spared the quality fixtures and fittings present an excellent opportunity for those looking to settle in straight away into a spacious and stylish family home. Do not miss the chance to make this property your own.

**£650,000**



**Entrance Hall 23'11" x 8'6" (7.30m x 2.61m)**



Deuren bespoke front entrance door with full height glazed side panel, ceramic tiled floor with underfloor heating, inset ceiling spotlights, aluminium triple glazed window to side aspect, solid wood staircase with glass panels to first floor

**Family Room 11'10" x 19'7" (3.63m x 5.99m)**

aluminium triple glazed window with plantation shutters to front aspect, glass front living flame gas fire in feature surround, ceramic tiled floor with underfloor heating, inset ceiling spotlights

**Living Room 16'9" x 16'10" (5.12m x 5.14m)**

two aluminium triple glazed windows with plantation shutters to front aspect, ceramic tiled floor with underfloor heating, inset ceiling spotlights

**Dining Area 9'5" x 25'7" (2.89m x 7.80m)**



aluminium double glazed oversized triple sliding doors to rear garden, ceramic tiled floor with underfloor heating, inset ceiling spotlights, open to kitchen

**Kitchen 12'1" x 12'3" (3.70m x 3.74m)**

fabulous fitted kitchen with a range of quality base, larder and wall cabinets with contrasting black granite worktops, upstands and 'L' shaped breakfast bar, integrated oven, microwave and gas hob with extractor over, american style fridge freezer, integrated dishwasher, ceramic tiled floor with underfloor heating, inset ceiling spotlights, aluminium triple glazed window to rear aspect

**Utility Room 9'5" x 4'1" (2.88m x 1.25m)**

fitted base and wall cabinets with complementary worktops, ceramic tiled floor with underfloor heating, inset ceiling spotlights, plumbing for washing machine, space for tumble dryer

**Downstairs W.C. 6'2" x 6'9" (1.88m x 2.06m)**

white suite comprising; wall hung w.c. and wash hand basin, ceramic tiled floor with underfloor heating, tiled walls, inset ceiling spotlights

#### **First Floor**

##### **Landing**

solid wood stairs with glass panels, underfloor heating, built in cupboard

**Master Bedroom 16'9" x 12'11" (5.13m x 3.96m)**



aluminium triple glazed window to rear aspect, underfloor heating, wardrobes

**Ensuite 9'5" x 11'3" (2.89m x 3.43m)**

amazing and spacious ensuite with freestanding bath, separate walk in shower and wall hung w.c. and wash hand basin, tiled floor with underfloor heating, tiled walls, inset ceiling spotlights, two aluminium triple glazed frosted windows to rear aspect

Bedroom 2 12'3" x 11'10" (3.74m x 3.63m)



aluminium triple glazed window with planation shutters to front aspect, solid wood floor, inset ceiling spotlights, underfloor heating, wardrobes

Bedroom 3 9'5" x 13'0" (2.89m x 3.97m)



aluminium triple glazed window to rear aspect, solid wood floor, inset ceiling spotlights, underfloor heating, wardrobes

Ensuite 4'3" x 8'8" (1.30m x 2.65m)

shower cubicle, wall hung w.c. and wash hand basin, tiled floor with underfloor heating, tiled walls, inset ceiling spotlights

Bedroom 4 12'2" x 12'6" (3.72m x 3.83m)



aluminium triple glazed window with planation shutters to front aspect, inset ceiling spotlights, underfloor heating, fitted bedframe and headboard, door to ensuite, open to walk in wardrobe

Walk in Wardrobe 9'3" x 4'6" (2.84m x 1.39m)

fully fitted open space with plenty of hanging space and drawers

Ensuite 4'9" x 8'8" (1.45m x 2.65m)

shower cubicle, wall hung w.c. and wash hand basin, tiled floor with underfloor heating, tiled walls, inset ceiling spotlights

Office 8'6" x 8'3" (2.60m x 2.53m)



fully fitted office space with solid wood bespoke desk, shelving and storage, inset ceiling spotlights, underfloor heating, access to loft space, aluminium triple glazed window with planation shutters to front aspect

Outside

Rear Garden



great sized rear garden with patio area, lawn, planted borders and shed, outside sockets and taps

Front Garden

walled front with open access to good sized granite block driveway with gated access to rear garden

Additional Information

Tenure : Freehold

Council Tax Band : E

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).

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |



