Grosvenor Waterford
Estate Agents

BRITISH PROPERTY AWARDS
GOLD WINNER
ESTATE AGENT IN LIVERPOOL

Ormskirk Road, Aintree Village, Liverpool, L10 3JQ
Offers over £245,000

Grosvenor Waterford are delighted to offer for sale this extended three bedroom semi detached house situated in a cul de sac set back from the main road in sought after Aintree Village. The accommodation briefly comprises; entrance hall, living room, family room, kitchen, rear porch and downstairs shower room. To the first floor there are three bedrooms and another modern shower room. Outside there is a good sized rear garden and walled front with gated access to lawn and driveway that leads via further gates to an additional paved area. The property also benefits from uPVC double glazed windows and gas central heating and is offered with no ongoing chain. A perfect family home in a great location - early viewing recommended.

Entrance Hall
composite front door, radiator, laminate flooring, built in cupboard, stairs to first floor

Living Room
12'2" x 11'1" (3.73m x 3.40m)
uPVC double glazed window to front aspect, gas fire in feature surround, radiator

Family Room
20'6" x 11'1" (6.27m x 3.40m)
uPVC double glazed french doors to rear garden, radiator

Kitchen
16'11" x 7'2" (5.17m x 2.20m)
fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, laminate flooring, part tiled walls, uPVC double glazed windows to side and rear aspects

Rear Porch
tiled floor, doors to rear garden and paved area to the front

Shower Room
7'11" a 4'0" (2.43m a 1.22m)
white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., tiled floor and walls, uPVC double glazed window to front aspect

First Floor

Landing
uPVC double glazed window to side aspect, access to loft space, built in cupboard

Bedroom 1
13'2" x 10'6" (4.03m x 3.21m)
uPVC double glazed window to front aspect, radiator

Bedroom 2
11'1" x 9'10" (3.39m x 3.02m)
uPVC double glazed window to rear aspect, radiator

Bedroom 3
8'7" x 8'2" (2.62m x 2.49m)
uPVC double glazed window to rear aspect, radiator, built in cupboard

Shower Room
4'7" x 7'10" (1.40m x 2.39m)
modern white suite comprising; shower cubicle with electric shower over, wash hand basin and low level w.c., radiator, tiled walls, uPVC double glazed window to front aspect

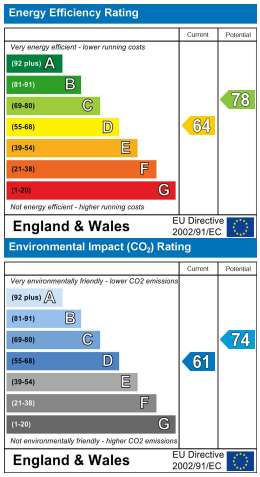
Outside

Rear Garden
private rear garden with patio, lawn and mature borders

Front Garden
walled front with gated access to lawn and paved driveway that leads via double gates to a further paved area

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.



Grosvenor Waterford Estate Agents
Helping you make the right move since 2006

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The Property Ombudsman