



Bleasdale Avenue, Aintree Village, Liverpool, L10 8JD

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this impressively extended and improved three bedroom plus loft room Sefton semi detached tucked away in a cul de sac in sought after Aintree Village. This spectacular home has a superb finish throughout, with quality fixtures and fixtures and offers spacious accommodation comprising; entrance porch, hall, lounge, living room, dining room and fabulous kitchen/breakfast room with integrated appliances. To the first floor there are three double bedrooms, one being en suite and an enormous family bathroom, with further stairs leading to a loft room with skylights and a walk in wardrobe. Outside there is a private landscaped rear garden with raised decking and a front garden with ample off road parking leading to an integral garage.

£345,000



Entrance Porch

uPVC main entrance door and double glazed windows, ceramic tiled flooring

Hall

front door, tiled flooring, radiator, meter cupboard, under stairs cupboard, stairs to first floor

Lounge 13'10" x 13'4" (4.22m x 4.07m)

uPVC double glazed bay window to front aspect, radiator, tiled flooring, electric log burning effect hole in the wall fire

Living Room 20'2" x 10'2" (6.16m x 3.12m)



uPVC double glazed french doors with glazed side panels to rear garden, electric wall mounted fire, tiled flooring

Stylish Kitchen/Breakfast Room 20'8" x 10'2" (6.30m x 3.10m)



fabulous fitted kitchen featuring a range of quality white high gloss wall and base cabinets with complementary gold worktops, breakfast bar and splashbacks, integrated eye level double oven and hob with extractor over, integrated fridge freezer, dishwasher and washing machine, tiled flooring, inset ceiling spotlights, uPVC double glazed window to rear aspect, uPVC double glazed french doors to garden, open to dining room

Dining Room 11'10" x 9'7" (3.63m x 2.93m)



uPVC double glazed window to rear aspect, door to garage, radiator, tiled flooring, inset ceiling spotlights

First Floor

Landing

uPVC double glazed window to front aspect, stairs to loft room, radiator, built in cupboard

Master Bedroom 10'9" x 13'8" (3.30m x 4.19m)



uPVC double glazed window to rear aspect, fitted wardrobes, radiator, inset ceiling spotlights, open to ensuite

Ensuite 6'3" x 5'5" (1.92m x 1.67m)

modern white suite comprising; low level w.c., wash hand basin and shower cubicle with electric shower, radiator, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Bedroom 2 13'10" x 9'3" (to wardrobes) (4.22m x 2.84m (to wardrobes))



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

Bedroom 3 12'9" x 9'5" (3.90m x 2.88m)



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

Family Bathroom 10'0" x 9'5" (3.05m x 2.88m)

generously sized bathroom comprising; low level w.c., bidet, bath and wash hand basin, tiled floor and walls, radiator, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Second Floor

Loft Room 9'9" x 22'4" (in wardrobes) (2.99m x 6.81m (in wardrobes))



two velux skylights, walk in wardrobe, under eaves storage

Outside

Rear Garden

good sized raised decking area accessed from both kitchen and sitting room with steps down to a stone patio with pebbled beds

Front Garden

walled front with open access to a block paved driveway and slated border

Integral Garage 13'8" x 9'7" (4.18m x 2.93m)

up and over door, power and light, door to dining room

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-registration.

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	83

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



