Grosvenor Waterford
Estate Agents

BRITISH PROPERTY AWARDS
GOLD WINNER
ESTATE AGENT IN LIVERPOOL

Aintree Lane, Aintree Village, Liverpool, L10 8LF
£245,000

Grosvenor Waterford are delighted to offer for Sale this extended three bedroom Sefton semi detached house is situation in sought after Aintree Village. The spacious accommodation briefly comprises; entrance hall, living room, dining kitchen, family room and downstairs w.c.. To the first floor there are three bedrooms and a family bathroom. Outside there is a private rear garden and walled front with shared drive running down the side of the property. The property also benefits from uPVC double glazing and gas central heating and is offered with the added advantage of no on going chain. A great sized family home - viewing recommended.

Entrance Hall
uPVC double glazed sliding front doors, radiator, laminate flooring, useful understairs space, stairs to first floor

Living Room
14'6" x 12'8" (4.43m x 3.88m)
uPVC double glazed window to front aspect, gas fire, radiator, laminate flooring

Dining Kitchen
18'0" x 10'5" (max) (5.50m x 3.19m (max))
extended kitchen with a range of modern larder, base and wall cabinets with complementary worktops, gas cooker, uPVC double glazed windows to side and rear aspects, open to family room

Family Room
18'0" x 9'1" (max) (5.51m x 2.77m (max))
uPVC double glazed french doors and windows to rear aspect, radiator, laminate flooring

Downstairs W.C. and Rear Lobby
uPVC double glazed door to side aspect and door to downstairs w.c. with low level w.c. and wash hand basin, uPVC double glazed window to rear aspect

First Floor

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

Bedroom 1
13'2" x 12'8" (4.03m x 3.88m)
uPVC double glazed window to front aspect, radiator, laminate flooring

Bedroom 2
13'2" x 12'0" (4.02m x 3.67m)
uPVC double glazed window to rear aspect, radiator

Bedroom 3
9'10" x 9'0" (3.02m x 2.76m)
uPVC double glazed window to front aspect, radiator

Family Bathroom
5'8" x 9'0" (1.75m x 2.75m)
modern white suite comprising; panelled ;p; shaped bath with electric shower over, wash hand basin and low level w.c., radiator, tiled walls, uPVC double glazed windows to side and rear aspects

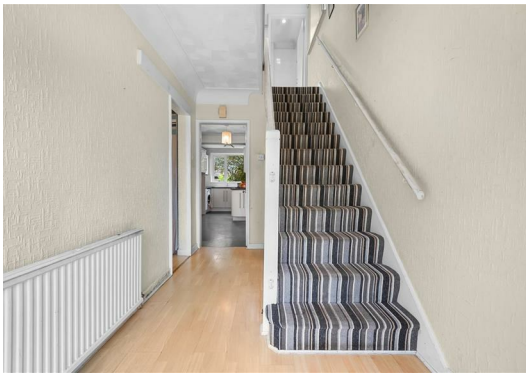
Outside

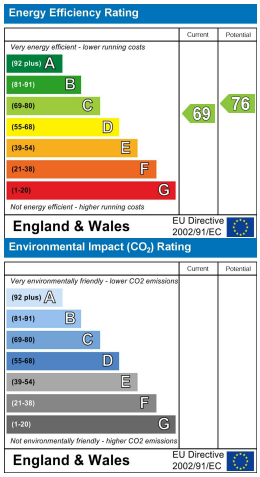
Front Garden
walled front with mature garden and paved area, shared driveway leading down the side of the house to the rear garden

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

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
197 Altway, Aintree, Liverpool L10 6LB
Tel: 0151 526 7638
Fax: 0151 526 7971

The Property Ombudsman