



## Sandhurst Drive, Aintree Village, Liverpool, L10 6LX

### £275,000

Grosvenor Waterford are delighted to offer for Sale this extended three bedroom Sefton semi detached property, enjoying an unusually large plot on sought after Sandhurst Drive. The spacious accommodation benefits from both a double and a single storey extension to the rear and briefly comprises; entrance hall, living room, dining room, morning room, breakfast kitchen, utility room and downstairs w.c.. To the first floor there are three bedrooms, one of which has been extended and a family bathroom. Outside there is large south facing rear garden and a front that extends beyond the side of the attached garage and provides off road parking for a number of vehicles. This property is offered with no ongoing chain and benefits from uPVC double glazing and gas central heating. A large family home with a great back garden in a great location - viewing recommended.





### Entrance Porch

double opening front doors

### Hall

entrance door, radiator, understairs cupboard, stairs to first floor

### Living Room

13'0" x 14'2" (3.98m x 4.33m)

double glazed window to front aspect, radiator, gas fire in feature surround, double doors to dining room

### Dining Room

10'5" x 8'11" (3.18m x 2.74m)

radiator, open to morning room

### Morning Room

7'7" x 8'11" (2.33m x 2.73m)

double glazed patio doors to rear garden, radiator

### Extended Breakfast Kitchen

18'9" a 10'6" (max) (5.73m a 3.21m (max))

fitted kitchen with a dining space featuring a range of base and wall cabinets with complementary worktops, integrated eye level double oven and gas hob with extractor over, tiled floor and walls, double glazed window to rear aspect

### Utility Room

8'0" x 11'10" (2.45m x 3.62m)

range of base cabinets with complementary worktops, built in cupboard, plumbing for washing machine, radiator, double glazed window to rear aspect, door to front aspect

### Downstairs W.C.

low level w.c.

### First Floor

#### Landing

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

#### Extended Bedroom 1

20'1" x 13'0" (6.13m x 3.98m)

double glazed windows to side and rear aspects, radiator, fitted wardrobes

#### Bedroom 2

12'10" x 13'0" (3.92m x 3.97m)

double glazed window to front aspect, radiator, fitted wardrobes

#### Bedroom 3

10'0" x 9'0" (3.05m x 2.75m)

double glazed window to front aspect, radiator, built in cupboard

### Family Bathroom

5'8" x 8'11" (1.73m x 2.74m)

spacious bathroom with white four piece suite comprising; panelled bath, separate shower cubicle with electric shower, low level w.c. and wash hand basin in vanity cabinet, chrome heated towel rail, tiled floor and walls, double glazed frosted windows to side and rear aspects

### Outside

#### South Facing Rear Garden

large rear garden with patio extending around the side and lawn with mature borders, greenhouse and shed

#### Attached Garage

up an dover door, power and light, door to rear aspect

#### Front Garden

walled front with lawn and double gated access to tarmac driveway that extends to the side of the garage

### Additional Information

Tenure : Freehold

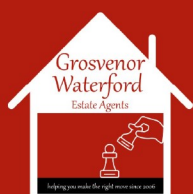
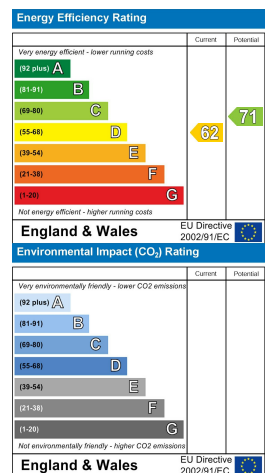
Council Tax Band : C

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).



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