



Sedbergh Avenue, Aintree Village, Liverpool, L10 3JT

Grosvenor Waterford are delighted to offer for sale this three bedroom semi detached house set back on Sedbergh Avenue in sought after Aintree Village. The accommodation briefly comprises; entrance hall, through living room and extended kitchen. To the first floor are three bedrooms and a family bathroom. The rear garden is laid mainly to lawn, whilst the walled front is set back off the road. The property also benefits from uPVC double glazing and gas central heating. Offered with no ongoing chain this property has the potential to become someone's perfect family home in such a great location - viewing definitely recommended.

£190,000



**Entrance Hall**



uPVC double glazed front door and windows, built in cupboards, radiator, stairs to first floor

**Living Room 21'8" x 10'6" (6.62m x 3.21m)**



uPVC double glazed window to front aspect, radiator, uPVC double glazed windows and door to rear aspect

**Kitchen 17'1" x 7'7" (5.23m x 2.33m)**



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, radiator, tiled floor and splashbacks, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

**First Floor**

**Landing**

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

**Bedroom 1 12'9" x 10'6" (3.89m x 3.21m)**

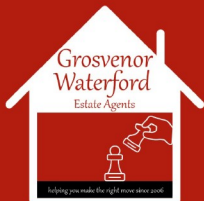


uPVC double glazed window to front aspect, radiator

**Bedroom 2 8'11" x 10'7" (2.73m x 3.23m)**



uPVC double glazed window to rear aspect, radiator



• Extended 3 Bed Semi Detached • EPC Rating D

• No Chain

• uPVC Double Glazing

• Sought After Road in Aintree Village

• Gas Central Heating

### Bedroom 3 8'1" x 7'6" (2.47m x 2.31m)



uPVC double glazed window to front aspect, radiator

### Family Bathroom 4'5" x 7'7" (1.35m x 2.33m)



white suite comprising; panelled bath with mains shower over, wash hand basin and low level w.c., radiator, tiled walls, uPVC double glazed frosted window to rear aspect

### Outside

### Rear Garden



good sized rear garden with patio and lawn, gated access to front

### Front Garden

walled front with gated access

### Additional Information

Tenure : Freehold

Council Tax Band : C

Local Authority : Sefton

### Agents Note

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