

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

Sedbergh Avenue, Aintree Village, Liverpool, L10 3JU

The Property Ombudsman

197 Altway, Aintree, Liverpool, L10 6LB
Tel: 0151 526 7638
Email: info@grosvenorwaterford.com

Grosvenor Waterford are delighted to offer for sale this fantastic extended three bedroom semi detached house on Sedbergh Avenue in sought after Aintree Village. The property has been completely renovated recently to include new roof and re-pointed chimney stack, external silicone render, new gas central heating system (complete with new boiler and radiators), electrical re-wire, new kitchen and bathroom and replastered walls and new floors throughout. The accommodation briefly comprises; entrance hall, living room, family room, kitchen, dining room and conservatory. To the first floor are three bedrooms and a family bathroom. The private rear garden has a patio, lawn and mature borders, whilst the walled front has double gated access to off road parking. A perfect family home in a great location within walking distance of all the local schools - early viewing definitely recommended.

£270,000







Entrance Hall
new composite entrance door, uPVC double glazed window to front aspect, radiator, laminate flooring, understairs cupboards, stairs to first floor

Living Room 10'11" x 11'3" (3.35m x 3.44m)



uPVC double glazed window to front aspect, radiator, open to family room

Family Room 10'10" 12'5" (3.32m 3.79m)
radiator

New Kitchen 19'4" x 7'11" (5.90m x 2.43m)



new fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, laminate flooring, inset ceiling spotlights, uPVC double glazed window to rear aspect, open to dining room

Dining Room 10'2" x 10'0" (3.10m x 3.07m)
uPVC double glazed patio doors to conservatory, radiator, laminate flooring, inset ceiling spotlights

Conservatory 9'8"x 8'11" (2.97mx 2.72m)



uPVC double glazed conservatory with french doors to rear garden, tiled flooring

First Floor

Landing
uPVC double glazed window to side aspect, access to loft space, built in cupboard (housing boiler)

- **Extended 3 Bedroom Semi Detached**
- **Completely Renovated Throughout**
- **Electrical Re-Wire**
- **EPC Rating TBC**
- **New Roof & Repointed Chimney**
- **External Finished in Silicone Render**
- **No Chain**
- **New Gas Central Heating System**
- **Conservatory & Single Storey full width Extension**

Bedroom 1 11'9" x 11'3" (3.59m x 3.44m)



uPVC double glazed window to front aspect, radiator

Bedroom 2 10'1" x 10'9" (3.09m x 3.29m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 7'8" x 7'5" (2.36m x 2.27m)



uPVC double glazed window to rear aspect, radiator

New Family Bathroom 4'8" x 7'6" (1.44m x 2.29m)



white suite comprising; panelled bath, wash hand basin and low level w.c., inset ceiling spotlights, uPVC double glazed frosted window to front aspect

Outside

Rear Garden



private rear garden with patio, lawn and mature borders

Front Garden

walled front with double gated access to block paved driveway and ornamental border, gated access to rear garden

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.













