



## Kilmore Close, Aintree, Liverpool, L9 0NX £210,000

Grosvenor Waterford are delighted to offer for sale this beautiful three bedroom semi detached house tucked away at the end of a cul de sac on this popular residential estate. The accommodation briefly comprises; entrance hall, downstairs w.c., lounge and dining kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is a lovely rear garden and large front garden laid mainly to lawn with tarmac driveway leading to the detached garage. The property also benefits from uPVC double glazing and gas central heating. An early viewing of this good sized family home is highly recommended.





### Entrance Hall

uPVC front door, radiator, laminate flooring, stairs to first floor

### Downstairs W.C.

low level w.c. and wash hand basin, radiator, laminate flooring, tiled splashbacks, uPVC circular window to front aspect

### Lounge

15'3" x 12'2" (4.65m x 3.72m)

uPVC double glazed window to front aspect, gas fire in feature surround, radiator, laminate flooring, double doors to dining kitchen

### Dining Kitchen

8'0" x 15'8" (2.46m x 4.79m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated eye level double oven and gas hob with extractor over, space for undercounter fridge and freezer, plumbing for washing machine, radiator, laminate flooring, tiled splashbacks, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

### First Floor

#### Landing

built in cupboard, access to loft space

#### Bedroom 1

8'5" x 14'0" (+wardrobe) (2.59m x 4.29m (+wardrobe))

two uPVC double glazed windows to front aspect, radiator, laminate flooring, built in wardrobes

#### Bedroom 2

8'3" (max) x 9'4" (2.52m (max) x 2.87m)

uPVC double glazed window to rear aspect, radiator, laminate flooring

#### Bedroom 3

8'3" x 6'0" (2.52m x 1.83m)

uPVC double glazed window to rear aspect, radiator, laminate flooring

### Family Bathroom

6'7" x 6'0" (2.02m x 1.85m)

white suite comprising; panelled bath with mains shower over, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted window to side aspect

### Outside

#### Rear Garden

good sized rear garden with timber deck and lawn with planted borders

#### Front Garden

good sized front garden laid mainly to lawn with established borders and tarmac driveway that leads to a detached garage, gated access to rear garden

### Detached Garage

up and over door (not currently working), power and light

### Additional Information

Tenure : Freehold

Council Tax Band : C

Local Authority : Liverpool

### 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).



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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		