



ALASTAIR SAVILLE
ESTATE AGENTS

Lancing Drive, Aintree

£265,000

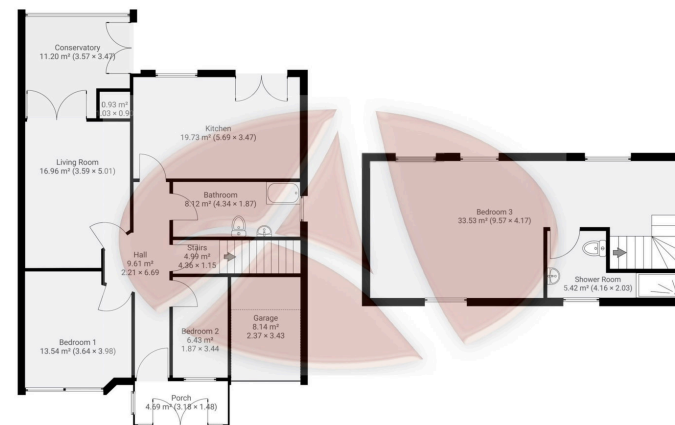
3 2 1

- Three Bedroom Semi Detached Property
- Spacious Kitchen Diner
- Easy To Maintain Garden
- Brick Paved Driveway With Ample Parking
- EPC Rating - D, Council Tax Band - C, Sefton Council
- Conservatory
- Two Ground Floor Bedrooms
- Two Garages
- Close to Transport Links And Local Amenities



THREE BEDROOM SEMI DETACHED PROPERTY, TWO GROUND FLOOR BEDROOMS, SPACIOUS FIRST FLOOR BEDROOM WITH ENSUITE, KITCHEN/DINER, CONSERVATORY, EASY MAINTENANCE GARDEN, TWO GARAGES, SPACIOUS DRIVEWAY. This delightful property on Lancing Drive, Aintree, offers versatile living arrangements across two floors, featuring a conservatory, a generous kitchen/diner, and a private easy to maintain garden. With two garages and ample driveway parking, this home provides both comfort and convenience in a well regarded area close to local amenities.





Ground Floor Area 104.26m²

1st Floor Area 38.94m²

42 Lancing Drive, L10 8LW

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

Measurements, floor-areas, openings and orientations are approximate. They should purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	