



Grosvenor Waterford are delighted to offer for sale this fabulous three bedroom semi detached property, situated on the popular Sherwoods Lane area of Aintree. This modern family home has been completely renovated by the current owners and comprises; entrance hall, lounge, dining room and newly fitted kitchen with integrated appliances. To the first floor there are three bedrooms and a newly fitted bathroom. Outside there is a good sized rear garden extending around to the side and open aspect opposite fields to the front with off road parking. The property benefits from uPVC double glazing with new composite door and new french doors fitted in 2025, gas central heating with a new boiler (fitted approx 2022) and new sloping roofs to the dormers front and back. Offering modern and spacious accommodation within the Sefton schools catchment area and just a short walk from Aintree University Hospital, a viewing of this lovely family home is highly recommended.

£225,000



Entrance Hall

new composite front door (fitted 2025), laminate flooring, radiator, double doors to lounge, stairs to first floor

Living Room 13'9" x 14'4" (4.21m x 4.38m)



uPVC double glazed bay window to front aspect, wall mounted electric fire in feature surround, radiator, laminate flooring, understairs cupboard, open to dining room

Dining Room 10'7" x 8'1" (3.24m x 2.47m)



new uPVC double glazed french doors (installed 2025) to rear aspect, laminate flooring, radiator, open to kitchen

New Kitchen (fitted Apr 25) 10'7" x 8'7" (3.24m x 2.62m)



quality fitted kitchen featuring a range of base and wall cabinets with

complementary worktops, integrated oven and hob with extractor over, integrated fridge freezer, dishwasher and washing machine, tiled floor and splashbacks, uPVC double glazed windows to side and rear aspects

First Floor

Landing

uPVC double glazed window to side aspect, access to loft space

Bedroom 1 14'9" x 9'1" (4.52m x 2.78m)



uPVC double glazed window to front aspect, radiator

- 3 Bedroom Semi Detached
- New Fitted Kitchen 2025
- uPVC Double Glazing
- Sefton Schools Catchment Area

- EPC Rating D
- New Fitted Bathroom 2025
- New Sloping Roofs to Dormers front and back

- Move In Ready, High-Spec Finish
- Gas Central Heating (new boiler approx 2022)
- Close to Aintree University Hospital

Bedroom 2 11'5" x 9'1" (3.50m x 2.78m)



uPVC double glazed window to rear aspect, radiator, built in wardrobe

Bedroom 3 8'6" x 6'3" (2.60m x 1.92m)



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

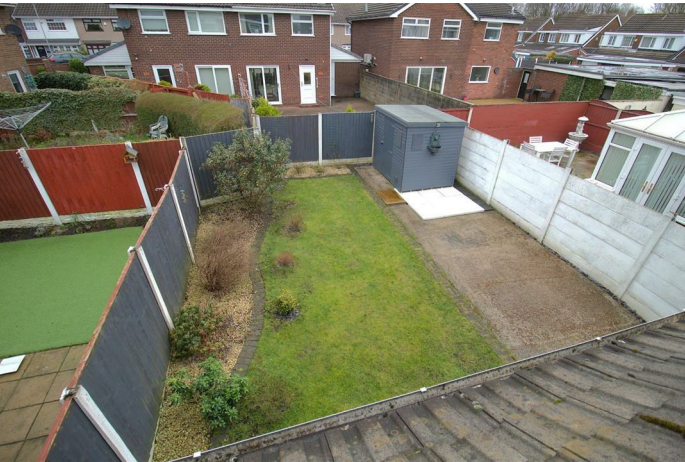
New Bathroom (fitted Apr 25) 6'4" x 7'4" (1.95m x 2.24m)



modern suite comprising; encased bath with shower mixer tap, wall mounted wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden



good sized rear garden with patio and lawned area with landscaped borders, timber shed with power and light, side storage area with double gated access to front

Front Garden

open plan front with ornamental gravelled area and driveway providing

off road parking ample off road parking and double wrought iron gates giving access down the side of the property

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



