



## Sherwoods Lane, Aintree, Liverpool, L10 1NB £220,000

Grosvenor Waterford are pleased to offer for Sale this extended three bedroom semi detached property situated on the Sefton side of Sherwoods Lane. The spacious accommodation benefits from a wrap around extension and briefly comprises; entrance hall, lounge, dining room/study, extended kitchen downstairs shower room and utility room. To the first floor there are three bedrooms and a family bathroom. Outside there is an enclosed rear garden and front garden with driveway for off road parking, leading to the attached garage. The property also benefits from uPVC double glazing and gas central heating (Vaillant boiler installed 2023) and is offered with no ongoing. A super family home that has been substantially extended - viewing recommended.



**Entrance Hall**

uPVC front door, radiator, tiled floor, stairs to first floor

**Lounge**

13'7" x 12'5" (4.16m x 3.81m)  
uPVC double glazed bay window to front aspect, radiator, electric fire in feature surround, laminate flooring, open to dining room

**Dining Room**

10'2" x 7'11" (3.11m x 2.42m)  
radiator, laminate flooring

**Kitchen**

8'10" x 14'9" (2.70m x 4.50m)  
fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated double oven and gas hob with extractor over, integrated fridge freezer, dishwasher, radiator, tiled floor and splashbacks, uPVC double glazed window to rear aspect, uPVC double glazed patio doors to rear garden

**Inner Hall**

laminate flooring, door to garage

**Utility Room**

8'5" x 6'5" (2.57m x 1.97m)  
uPVC double glazed window and door to rear aspect, washing machine, tumble dryer, radiator, tiled floor

**Downstairs Shower Room**

8'3" x 3'4" (2.53m x 1.03m)  
white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., radiator, tiled floor and part tiled walls

**Garage**

17'7" x 7'1" (5.37m x 2.18m)  
up and over door, power and light

**First Floor**

**Landing**

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

**Bedroom 1**

13'4" (+wardrobes) x 8'7" (4.08m (+wardrobes) x 2.63m)  
uPVC double glazed window to front aspect, radiator, laminate flooring, fitted wardrobes

**Bedroom 2**

10'9" (max) x 8'9" (3.30m (max) x 2.69m)  
uPVC double glazed window to rear aspect, radiator, laminate flooring

**Bedroom 3**

9'1" x 6'9" (2.77m x 2.08m)  
uPVC double glazed window to front aspect, radiator, laminate flooring, fitted wardrobes, built in cupboard

**Family Bathroom**

6'2" x 6'3" (1.88m x 1.92m)  
three piece suite comprising; corner bath with electric shower over, wash hand basin and low level w.c., radiator, tiled floor and walls, uPVC double glazed window to rear aspect

**Outside**

**Rear Garden**

good sized rear garden with patio and lawn

**Front Garden**

walled front with double gated access to paved driveway

**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](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		73
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



197 Altway, Aintree, Liverpool L10 6LB  
Tel: 0151 526 7638  
Fax: 0151 526 7971