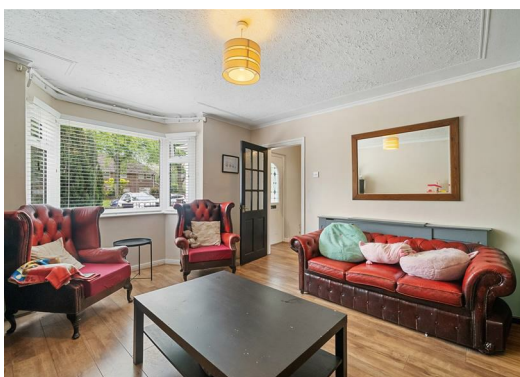




## Valentine Grove, Aintree Village, Liverpool, L10 8JH £250,000

Grosvenor Waterford are delighted to offer for sale this extended three bedroom semi detached house situated in a sought after wide, tree lined cul de sac off Wango Lane, Aintree Village. The spacious accommodation briefly comprises; entrance porch, hall, living room, kitchen, dining room, orangery, utility room and downstairs w.c.. To the first floor there are three bedrooms and a modern family bathroom. Outside there is a large rear garden, which is not overlooked and being set back from the road means there is additional off road parking to the front in addition to the gated front garden with block paved driveway. The property also benefits from new roof tiles, electrical re-wire, uPVC double glazing and gas central heating with a new boiler. We expect lots of interest in this ideal family home so early viewing is recommended.



**Entrance Porch**

uPVC fully glazed door and uPVC double glazed windows

**Hall**

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

**Living Room**

15'3" x 12'2" (4.65m x 3.71m)

uPVC double glazed bay window to front aspect, radiator, laminate flooring

**Kitchen**

10'4" x 9'1" (3.17m x 2.77m)

fitted kitchen with a range of base cabinets with complementary worktops and breakfast bar, integrated oven and hob with extractor over, radiator, laminate flooring, uPVC double glazed window to rear aspect

**Dining Room**

10'4" x 9'3" (3.16m x 2.82m)

uPVC double glazed window to side aspect, radiator, laminate flooring, open to orangery

**Orangery**

9'3" x 7'1" (2.84m x 2.17m)

uPVC double glazed windows to side and rear aspects, radiator, laminate flooring

**Utility Room**

11'10" x 5'11" (3.61m x 1.81m)

larder and wall cabinets with complementary worktops with plumbing underneath for washing machine and space for tumble dryer and fridge freezer, laminate flooring, built in cupboard, uPVC fully glazed door to rear garden

**Downstairs W.C.**

white suite comprising; low level w.c. and wash hand basin, radiator, laminate flooring, uPVC double glazed frosted window to front aspect

**First Floor**

**Landing**

uPVC double glazed window to side aspect, access to loft space, built in cupboard

**Bedroom 1**

14'0" x 10'3" (4.27m x 3.14m)

uPVC double glazed bay window to front aspect, radiator

**Bedroom 2**

10'5" x 10'3" (3.18m x 3.14m)

uPVC double glazed window to rear aspect, radiator

**Bedroom 3**

9'0" x 8'0" (2.76m x 2.45m)

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

**Family Bathroom**

5'6" x 8'0" (1.70m x 2.45m)

white suite comprising; panelled bath with mains shower over, wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted windows to front and side aspects

**Outside**

**Rear Garden**

large private rear garden with patio, lawn, mature planting, summerhouse and gated access to front

**Front Garden**

walled front with gated access to block paved driveway and further tarmac driveway to the front of the property

**Additional Information**

Tenure : Freehold

Council Tax Band : C

Local Authority : Sefton

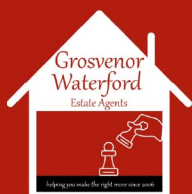
**Agents Note**

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](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                                                       | 72      | 78        |
| (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                         |         |           |



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