



Grosvenor Waterford are delighted to offer for sale this fabulous executive four bedroom detached house on Whitewood Park, close to Aintree University Hospital. The large and spacious accommodation briefly comprises; entrance hall, living room, dining room, breakfast kitchen, downstairs w.c. and conservatory. To the first floor there are four bedrooms, the master having ensuite and a family bathroom. Both bathrooms were re-fitted in 2024. Outside there is a good sized private rear garden and open plan front with lawn and block paved driveway that leads to the integral garage. The property also benefits from uPVC double glazing and gas central heating. Viewing recommended for this beautiful family home in a very desirable location.

£365,000



Entrance Hall

entrance door, vertical radiator, laminate flooring, stairs to first floor

Living Room 16'11" x 10'5" (5.18m x 3.19m)



uPVC double glazed window to front aspect, feature fireplace with new log burner fire, radiator, laminate flooring, inset ceiling spotlights

Dining Room 10'4" x 8'8" (3.16m x 2.65m)



uPVC double glazed french doors to conservatory, radiator, laminate flooring

Breakfast Kitchen 10'2" x 13'9" (3.11m x 4.20m)



fitted kitchen with a range of modern handleless wall and base cabinets

with complementary worktops, integrated oven and gas hob with extractor over, integrated dishwasher, space for fridge freezer, radiator, tiled floor and splashbacks, inset ceiling spotlights, uPVC glazed door to rear garden, two uPVC double glazed windows to rear aspect and one to side aspect

Conservatory 13'3" x 11'9" (4.06m x 3.60m)

great sized entertaining space with uPVC double glazed windows and french doors to rear garden, two radiators, tiled flooring

Downstairs W.C.

low level w.c. and wash hand basin in vanity cabinet, tiled floor and walls

First Floor

Landing

built in cupboard, access to loft space

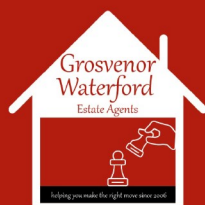
Master Bedroom 13'6" x 9'3" (4.13m x 2.84m)



uPVC double glazed window to front aspect, radiator, built in wardrobe, sliding door to ensuite

Ensuite 6'10" x 9'3" (2.10m x 2.84m)

completely re-fitted in 2024 with white suite comprising; walk in shower, low level w.c. and wash hand basin in vanity cabinet, heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect



- 4 Bedroom Detached House
- Integral Garage and Off Road Parking
- Recently Re-Fitted Bathrooms

- EPC Rating C
- uPVC Double Glazing
- Sought After Location

- Large Conservatory
- Gas Central Heating

Bedroom 2 12'2" x 9'1" (3.73m x 2.78m)



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

Bedroom 3 10'4" x 9'1" (3.16m x 2.78m)



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

Bedroom 4 9'1" x 6'11" (2.79m x 2.13m)



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

Family Bathroom 6'11" x 6'10" (2.12m x 2.10m)



completely re-fitted in 2024 with white suite comprising; freestanding bath, low level w.c. and wash hand basin in vanity cabinet, heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Outside

Intergal Garage 16'11" x 9'1" (5.18m x 2.79m)

fitted with base and wall cabinets with complementary worktops, plumbing for washing machine. space for tumble dryer, boiler, up and over door

Rear Garden

great sized rear garden with lawn and established borders, shed and block paved patio area

Front Garden

open plan front with lawn and attractive planting and block paved driveway that leads to the integral garage, gated access to rear garden

Additional Information

Tenure : Freehold
Council Tax Band : D
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.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



