



Malvern Grove, Aintree Village, Liverpool, L10 2LA

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this part renovated three bedroom semi detached house situated in a sought after cul de sac in Aintree Village. The accommodation briefly comprises; entrance hall, lounge, dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is a large rear garden and walled front garden with off road parking. The property benefits from double glazed windows and gas central heating and is offered with no ongoing chain. A viewing is definitely recommended for this great family home.

£220,000



Entrance Hall

double glazed front door and window, radiator, new carpet, understairs cupboard, stairs to first floor

Living Room 10'9" x 10'11" (3.28m x 3.33m)



double glazed curved bay window to front aspect, radiator, new carpet, double sliding doors to dining room

Dining Room 12'9" x 10'7" (3.89m x 3.23m)



double glazed patio doors to rear garden, feature fireplace, radiator, new carpet

Kitchen 5'2" x 13'11" (1.58m x 4.25m)



newly fitted galley kitchen with a range of white high gloss base and wall

cabinets with contrasting black worktops, integrated oven and gas hob with extractor over, integrated fridge freezer, tiled splashbacks, new vinyl flooring, inset ceiling spotlights, pantry cupboard, double glazed windows to side and rear aspects, door to rear garden

First Floor

Landing

double glazed window to side aspect, access to loft space

Bedroom 1 10'8" x 11'10" (3.26m x 3.62m)



double glazed curved bay window to front aspect, radiator, newly plastered ceiling

Bedroom 2 10'8" x 9'10" (3.27m x 3.02m)



double glazed window to rear aspect, radiator

Bedroom 3 7'4" x 8'0" (2.25m x 2.46m)



double glazed window to rear aspect, radiator, wall mounted boiler

Family Bathroom 7'4" x 7'1" (2.25m x 2.18m)



part renovated bathroom with new shower tray and mains shower, wash hand basin and low level w.c., part tiled walls, inset ceiling spotlights, built in cupboard, double glazed frosted window to front aspect

Outside

Front Garden

walled front with open access to block paved driveway

Rear Garden



large rear garden with gated access to front

Garage

double wooden doors to front, door to rear

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		
(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



