



## **Bull Bridge Lane, Aintree Village, Liverpool, L10 6LY** **£235,000**

Grosvenor Waterford are delighted to offer for sale this three bedroom Sefton Semi detached house situated in a popular location and convenient for local shops, schools and Old Roan Station. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, kitchen and rear utility space. To the first floor there are three good sized bedrooms, bathroom and separate w.c.. Outside there is a pleasant west facing rear garden and a front garden with off road parking that leads to the attached garage. The property also benefits from double glazing and gas central heating and is offered with the added advantage of no ongoing chain. This is a lovely family home - early viewing recommended.



**Entrance Porch**

double glazed sliding doors, tiled floor

**Hall**

entrance door, radiator, vinyl flooring, stairs to first floor

**Lounge**

14'4" x 13'5" (4.39m x 4.10m)

double glazed window to front aspect, electric fire in feature surround, radiator, open to dining room

**Dining Room**

10'4" x 9'4" (3.17m x 2.85m)

double glazed window to rear aspect, radiator

**Kitchen**

10'4" x 10'5" (3.17m x 3.18m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, integrated dishwasher and fridge freezer, vertical radiator, understairs pantry cupboard, laminate flooring, tiled splashbacks, Worcester boiler, double glazed window to rear aspect

**Rear Utility Area**

double glazed window to side aspect, plumbing for washing machine, door to garage

**First Floor****Landing**

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

**Bedroom 1**

13'3" x 11'1" (+doorway) (4.04m x 3.40m (+doorway))

double glazed window to front aspect, radiator

**Bedroom 2**

11'9" x 11'1" (+doorway) (3.59m x 3.40m (+doorway))

double glazed window to rear aspect, radiator

**Bedroom 3**

10'1" x 9'0" (3.09m x 2.75m)

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

**Bathroom**

5'6" x 5'10" (1.70m x 1.79m)

modern white suite comprising; panelled bath with mains shower over and wash hand basin, radiator, double glazed frosted window to rear aspect

**Separate W.C.**

5'6" x 2'9" (1.70m x 0.85m)

double glazed frosted window to side aspect, low level w.c.

**Outside****Attached Garage**

18'6" x 8'6" (5.66m x 2.61m)

double opening front doors, power and light, door and uPVC double glazed window to rear aspect

**Rear Garden**

good sized west facing rear garden laid mainly to lawn

**Front Garden**

walled front with open access to lawn and paved driveway that leads to the attached garage

**Additional Information**

Tenure : Freehold

Council Tax Band : C

Local Authority : Sefton

**Agents Note**

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