



Rossall Avenue, Aintree Village, Liverpool, L10 3JX £195,000

Grosvenor Waterford are pleased to offer for sale this three bedroom semi detached house situated in the heart of Aintree Village and convenient for local schools shops and transport links. The spacious accommodation briefly comprises; entrance hall, lounge, dining room, kitchen, utility and internal side passageway connecting front and back gardens with two brick storage areas and a downstairs w.c.. To the first floor there are three good sized bedrooms and bathroom with separate w.c.. Outside there is a good sized rear garden and walled front with lawn and paved driveway. The property also benefits from uPVC double glazing and gas central heating. An ideal family home, offered with no ongoing chain - early viewing advised.



Entrance Hall

Dining Room

14'6" (into bay) x 13'0" (4.42m (into bay) x 3.97m)

uPVC double glazed bay window to front aspect, radiator, laminate flooring, built in cupboard and book case

Lounge

10'6" x 11'0" (3.22m x 3.36m)

uPVC double glazed window to rear aspect, feature fireplace, radiator, laminate flooring

Kitchen

7'10" x 7'5" (plus 6'9" x 2'7") (2.41m x 2.27m (plus 2.08m x 0.79m))

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, tiled floor, uPVC double glazed window to rear aspect

Utility Room

8'10" x 6'1" (2.70m x 1.86m)

built in cupboards and countertop with plumbing for washing machine and space for tumble dryer, radiator, Worcester boiler, tiled floor, uPVC double glazed window to rear aspect, door to side passageway and outbuildings

First Floor

Landing

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

Bedroom 1

15'2" (into bay) x 12'8" (into doorway) (4.64m (into bay) x 3.87m (into doorway))

uPVC double glazed bay window to front aspect, radiator

Bedroom 2

10'7" x 12'8" (into doorway) (3.25m x 3.87m (into doorway))

uPVC double glazed window to rear aspect, radiator

Bedroom 3

8'11" x 8'1" (2.73m x 2.47m)

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

Bathroom

5'6" x 4'11" (1.70m x 1.50m)

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

Separate W.C.

5'7" x 2'9" (1.72m x 0.84m)

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

Outside

Outbuildings

enclosed passageway with doors to front and rear aspects, access to two large storage areas and a w.c.

Rear Garden

good sized rear garden laid mainly to lawn

Front Garden

walled front with gated access to lawn and paved driveway

Additional Information

Tenure : Freehold

Council Tax Band : B

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		85
(81-91) B		
(69-80) C	73	
(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		