



Epsom Close, Aintree Village, Liverpool, L10 8LT

£225,000

Grosvenor Waterford are delighted to offer for Sale this three bedroom extended Sefton semi detached house, tucked away in a cul de sac off Wango Lane, Aintree Village. There are only a handful of similar style houses in the Village with three large bedrooms and shower room with separate w.c. to the first floor and entrance porch, lounge, dining room, kitchen/breakfast room and conservatory to the ground floor. Outside there is a lovely mature rear garden and a front garden with ample parking leading to the integral garage. The property also benefits from uPVC double glazing and gas central heating. Offered with no ongoing chain this property is well worth a look - viewing recommended.



Porch

uPVC double glazed front door and windows

Lounge

14'0" x 14'2" (4.28m x 4.32m)
uPVC double glazed window to front aspect, gas fire in feature surround, radiator

Extedned Dining Room

18'2" x 8'11" (5.54m x 2.72m)
uPVC double glazed window to rear aspect, radiator

Breakfast Kitchen

11'0" x 14'1" (3.36m x 4.30m)
fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator, tiled walls, uPVC double glazed window to side aspect, single glazed windows and door to conservatory

Conservatory

uPVC double glazed windows and doors to rear garden, tiled floor

First Floor

Landing

uPVC double glazed window to side aspect, access to loft space

Bedroom 1

14'3" x 12'10" (4.36m x 3.92m)
uPVC double glazed window to front aspect, radiator, fitted wardrobes

Bedroom 2

10'11" x 12'10" (3.35m x 3.93m)
uPVC double glazed window to rear aspect, radiator, built in wardrobes

Bedroom 3

10'11" x 10'4" (3.33m x 3.17m)
uPVC double glazed window to front aspect, radiator

Shower Room

4'11" x 9'1" (1.50m x 2.78m)
shower cubicle with mains shower, wash hand basin, radiator, tiled floor and part tiled walls, uPVC double glazed frosted window to rear aspect

Outside

Integral Garage

14'3" (+understairs) x 8'3" (4.36m (+understairs) x 2.53m)
up and over door, power and light, Vaillant boiler

Rear Garden

Front Garden

Additional Information

Tenure : Freehold
Council Tax Band : C
Local Authority : Sefton

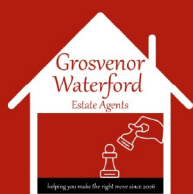
Agents Note

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		65
(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		



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