



## Haileybury Avenue, Aintree Village, Liverpool, L10 6LP £295,000

Grosvenor Waterford are delighted to offer for Sale this four bedroom Sefton semi detached property that benefits from a very large single storey extension and is set on a good sized corner plot in the sought after location of Aintree Village. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, kitchen, large utility room, shower room and additional reception room that has been used as a fourth bedroom. To the first floor there are three good sized bedrooms and a family bathroom. Outside there is a large walled garden to the front, side block paved driveway leading to a double garage and rear garden with outbuilding (prev a detached garage). The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A substantial family home enjoying a sought after corner plot - early viewing recommended.



**Entrance Porch**

large front porch with uPVC double glazed door and windows, tiled floor, radiator

**Hall**

laminite flooring, meter cupboard, radiator, understairs storage, stairs to first floor

**Lounge**

14'5" x 13'3" (4.40m x 4.05m)

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

**Dining Room**

10'5" x 9'5" (3.18m x 2.88m)

uPVC double glazed french doors to rear aspect, radiator, laminate flooring

**Sitting Room (4th Bedroom)**

13'5" x 10'0" (4.11m x 3.05m)

Laminite flooring, UPVC double glazed window to front aspect, radiator

**Kitchen**

10'4" x 10'5" (3.15m x 3.19m)

fitted kitchen featuring a range of white base and wall and cabinets with complementary worktops, integrated double oven and gas hob with extractor over, tiled floor and splashbacks, uPVC double glazed window to rear aspect, uPVC clad ceiling with inset spotlights, uPVC door to utility room

**Utility Room**

7'3" x 12'7" (2.21m x 3.86m)

spacious room with worktop counter with space underneath for washing machine and tumble dryer, tiled floor, radiator, wall mounted boiler, uPVC double glazed window to rear aspect, uPVC door to rear garden

**Downstairs Shower Room**

7'2" x 7'6" (2.19m x 2.30m)

modern white suite comprising low level w.c., pedestal wash hand basin and large shower cubicle with mains shower, tiled walls, chrome heated towel rail, uPVC double glazed frosted window to rear aspect,

**First Floor****Landing**

uPVC double glazed frosted window to side aspect, access to loft, storage cupboard

**Bedroom 1**

13'4" x 13'7" (into doorway) (4.08m x 4.16m (into doorway))

uPVC double glazed window to front aspect, radiator, laminate flooring, built in mirrored wardrobes

**Bedroom 2**

11'9" x 13'7" (into doorway) (3.60m x 4.16m (into doorway))

uPVC double glazed window to rear aspect, radiator, laminate flooring, fitted mirrored wardrobes

**Bedroom 3**

10'3" x 9'1" (3.13m x 2.77m)

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

**Family Bathroom**

5'6" x 8'11" (1.69m x 2.73m)

modern white suite comprising; low level w.c., pedestal wash hand basin, panelled bath and separate shower cubicle with electric shower over, tiled walls, chrome heated towel rail, uPVC double glazed frosted windows to rear and side aspects

**Outside****Front Garden**

Large walled corner garden with extensive lawn area

**Rear Garden**

enclosed rear garden with patio area and lawn and previous detached garage that requires renovation but could then be used as an office, sun room, bar or gym

**Side Driveway & Double Garage**

16'0" x 16'11" (4.88m x 5.18m)

block paved driveway to the side that leads to the large integral garage with power and light and door to the utility room

**Additional Information**

Tenure : Freehold

Council Tax Band : C

Local Authority : Sefton

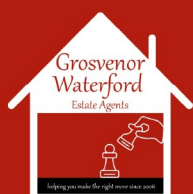
**Agents Note**

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](http://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		78
(55-68) D	59	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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