



Grosvenor Waterford are delighted to offer for Sale this stunning three bedroom semi detached house situated in Aintree Village and convenient for local shops, schools and Old Roan Station. The accommodation has been renovated by the current owners and briefly comprises; entrance hall, lounge and knocked through dining room / new fitted kitchen with integrated appliances and bi-folds. To the first floor there are three bedrooms and a family bathroom. Outside there is a good sized south facing rear garden, and a walled front garden with off road parking. The property also benefits from uPVC double glazing, updated electrics including new fuse board and gas central heating. An early viewing is recommended for beautiful family home.

£225,000



Entrance Hall

uPVC front door with uPVC double glazed window, radiator, understairs cupboard, laminate flooring, stairs to first floor

Living Room 11'2" x 11'0" (3.41m x 3.36m)



uPVC double glazed bay window to front aspect, radiator, laminate flooring, open to dining room

Dining Room 12'0" x 11'1" (3.68m x 3.40m)



uPVC double glazed bi-fold doors to rear garden, feature fireplace with electric log burner effect fire, vertical radiator, laminate flooring, open to kitchen

Kitchen 11'1" x 6'4" (3.40m x 1.94m)



new fitted kitchen with a range of wall and base cabinets with complementary

worktops, integrated double oven and hob with extractor over, integrated washing machine and dishwasher, space for fridge freezer, radiator, laminate flooring, inset ceiling spotlights, open pantry cupboard, uPVC double glazed window to rear aspect

First Floor

Landing

uPVC double glazed window to side aspect, built in cupboard housing 'Worcester' boiler, access to loft space

Bedroom 1 12'4" x 11'1" (3.76m x 3.40m)



uPVC double glazed bay window to front aspect, radiator

- 3 Bedroom Semi Detached
- uPVC Double Glazing
- Sought After Location
- EPC Rating D
- Gas Central Heating
- South Facing Rear Garden
- Updated Electrics

Bedroom 2 10'8" x 9'10" (3.27m x 3.00m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 7'4" x 7'11" (2.26m x 2.42m)



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

Family Bathroom 6'11" x 5'11" (2.12m x 1.82m)



modern white suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., part tiled walls, radiator, laminate flooring, uPVC double glazed frosted window to front aspect

Outside
South Facing Rear Garden



timber deck, lawn, shrub and flower beds, patio, shed, gated access to front of house

Front Garden
walled front with open access to gravel driveway and ornamental garden, gated access to rear of house

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		77
(55-68) D	60	
(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		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



