



Grosvenor Waterford are pleased to offer for sale this absolutely stunning three bedroom Sefton semi detached house situated in popular Aintree Village. The property has been completely renovated to a high standard by the current owners and provides spacious accommodation comprising; recently built entrance porch, hall, living room, dining room, impressive kitchen with quartz worktops and a utility room. To the first floor there are three good sized bedrooms and a recently re-fitted four piece bathroom. Outside there is an enclosed rear garden with granite paved patio and newly laid lawn and a walled front with artificial lawn and driveway that leads via steel gates to the detached garage. The property also benefits from uPVC double glazing with plantation shutters and new composite entrance doors, new floorings, electrical re-wire and new gas central heating system (2017). A fabulous family home - viewing absolutely recommended.

£297,500



Entrance Porch

added in 2019 with composite front door and uPVC double glazed windows, stone polymer composite vinyl flooring

Hall

composite front door with glazed side panels, radiator, stone polymer composite vinyl flooring, understairs cupboard, stairs to first floor

Living Room 13'4" x 14'3" (4.06m x 4.34m)



uPVC double glazed window with plantation shutters to front aspect, electric gas fronted wall mounted fire, stone polymer composite vinyl flooring, built in cupboards, open to dining room

Dining Room 9'7" x 10'5" (2.92m x 3.18m)



uPVC double glazed french doors to rear garden, radiator, stone polymer composite vinyl flooring

Kitchen 10'4" x 10'5" (3.15m x 3.18m)



fabulous fitted kitchen with a range of white base and wall cabinets with

complementary quartz worktops and upstands, integrated oven and hob with extractor over, integrated fridge freezer and dishwasher, radiator, tiled floor, uPVC double glazed window to rear aspect, door to rear porch

Utility Room 8'5" x 2'10" (2.57m x 0.86m)

uPVC double glazed window to side aspect, plumbing for washing machine, space for tumble dryer, radiator, tiled flooring

First Floor

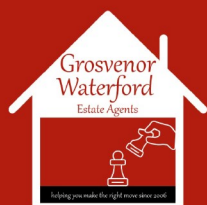
Landing

uPVC double glazed window to side aspect, built in cupboard, access to boarded loft with light

Bedroom 1 13'7" x 13'2" (4.14m x 4.01m)



uPVC double glazed window to front aspect with plantation shutters, radiator



- 3 Bedroom Sefton Semi
- Gas Central Heating
- uPVC Double Glazing with Plantation Shutters

- EPC Rating E
- New Floorings
- Granite Paved Patio and new Lawn

- Quality Finish Throughout
- Electrical Re-Wire

Bedroom 2 13'7" x 11'5" (4.14m x 3.48m)



uPVC double glazed window to rear aspect with plantation shutters, radiator

Bedroom 3 8'10" x 10'2" (2.69m x 3.10m)



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

Family Bathroom 8'10" x 5'8" (2.69m x 1.73m)



modern white suite with panelled bath, separate shower cubicle with mains shower, wash hand basin and low level w.c., radiator, tiled floor and walls, uPVC double glazed frosted window to side and rear aspects

Outside
Rear Garden



granite paved path and patio, newly laid lawn and established borders

Front Garden
walled front with gated access to artificial lawn and block paved driveway that leads down the side of the property via further gates to a detached garage

Detached Garage
up and over door, uPVC double glazed window to side aspect

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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



