



## Taunton Drive, Aintree Village, Liverpool, L10 8JP £270,000

Grosvenor Waterford are delighted to bring to the market for Sale this extended three bedroom Sefton semi situated on sought after Taunton Drive in Aintree Village. The spacious accommodation briefly comprises: entrance hall, living room, extended dining room, extended kitchen and morning room. To the first floor are three double bedrooms and a modern shower room. Outside there is a private rear garden and walled front with open access to a good sized driveway that leads to the attached garage. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A large family home with fabulous potential, early viewing is recommended.



**Entrance Hall**

composite front door, radiator, understairs cupboard, stairs to first floor

**Living Room**

uPVC double glazed window to front aspect, radiator, gas fire in feature surround

**Extended Dining Room**

uPVC double glazed french doors to rear garden, radiator

**Extended Kitchen**

fitted kitchen with a range of base and wall cabinets with complementary worktops, gas range cooker, plumbing for washing machine, radiator, uPVC double glazed window to rear aspect

**Morning Room**

uPVC double glazed french doors to rear garden, door to garage

**First Floor**

**Landing**

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

**Bedroom 1**

uPVC double glazed window to front aspect, radiator, fitted wardrobes

**Bedroom 2**

uPVC double glazed window to rear aspect, radiator, fitted wardrobes

**Bedroom 3**

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

**Shower Room**

modern shower room comprising; walk in shower cubicle with electric shower, wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, two uPVC double glazed windows to rear aspect

**Outside**

**Rear Garden**

good sized rear garden with patio and lawn

**Front Garden**

walled front with open access to great sized paved driveway that leads to the attached garage

**Additional Information**

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

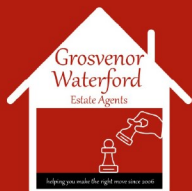
**Agents Note**

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	73
<b>England &amp; Wales</b> 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			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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