



## Greenwich Road, Aintree, Liverpool, L9 0JJ

### £140,000

Grosvenor Waterford are pleased to offer for sale this three bedroom semi detached house, ideally situated for local shops, motorway network and just a short walk from Aintree train station.

A porch leads you to the entrance hall giving access to a living room, dining room and kitchen. Stairs lead to the first floor landing and three bedrooms and modern shower room. Outside there is a good sized detached garage and rear garden with a detached utility building with power, plumbing and light. There is a walled front with double gated access.

The property also benefits from part uPVC double glazing. A perfect family home that is offered with no ongoing chain.



**Entrance Porch**

uPVC front door and double glazed windows, tiled floor

**Hall**

glazed entrance door, electric wall heater, stairs to first floor

**Living Room**

14'6" x 11'8" (4.43m x 3.58m)  
double glazed square bay window to front aspect, wall mounted electric heater

**Dining Room**

10'10" x 11'6" (3.32m x 3.53m)  
double glazed patio doors to rear garden, wall mounted electric heater

**Kitchen**

7'5" x 7'8" (2.27m x 2.36m)  
fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, tiled floor and walls, uPVC double glazed window to rear aspect, uPVC double glazed door to rear garden

**First Floor**

**Landing**

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

**Bedroom 1**

11'9" x 11'9" (3.60m x 3.59m)  
double glazed window to front aspect, fitted wardrobes, electric wall heater

**Bedroom 2**

12'0" x 10'9" (3.67m x 3.28m)  
uPVC double glazed window to rear aspect, fitted wardrobes

**Bedroom 3**

6'7" x 7'0" (2.01m x 2.14m)  
double glazed window to front aspect, fitted wardrobes, electric wall heater

**Shower Room**

2.32m x 2.45m  
shower cubicle with mains shower, wash hand basin and low level w.c., tiled walls, wall mounted heater, uPVC double glazed frosted window to rear aspect

**Outside**

**Detached Garage**

23'6" x 8'3" (7.18m x 2.53m)  
up and over door, power and light, door to rear garden

**Utility Building**

11'8" x 7'3" (3.56m x 2.23m)  
uPVC fully glazed door and windows, fitted base cabinets with complementary worktops, plumbing for washing machine, space for tumble dryer and fridge freezer, tiled floor

**Rear Garden**

mature rear garden with gated access to front

**Front Garden**

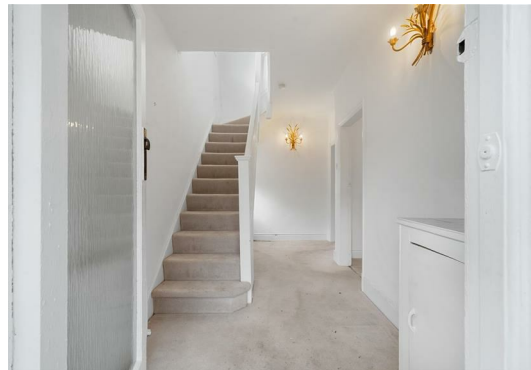
walled front with double gated access

**Additional Information**

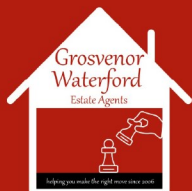
Tenure : Freehold  
Council Tax Band : C  
Local Authority : Liverpool

**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			
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			
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(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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