



Rossall Avenue, Aintree Village, Liverpool, L10 3JX

Grosvenor Waterford are delighted to offer for Let this fabulous three bedroom semi detached house, situated in sought after Aintree Village and convenient for local schools shops and Old Roan station. The modern accommodation briefly comprises; entrance hall, lounge, dining room, kitchen and conservatory. To the first floor there are three bedrooms and a family bathroom. Outside there is a good sized rear garden with brick built stores and front garden with ample off road parking. The property benefits from a built in media wall, uPVC double glazing, gas central heating. A great family home in a great location - early viewing recommended.

£1,250 Per calendar month



### Entrance Hall

composite front door, uPVC double glazed window to front aspect, radiator, laminate flooring, stairs to first floor

### Lounge 13'10" x 11'8" (4.24m x 3.56m)



uPVC double glazed french doors to conservatory, built in media wall with electric hole in the wall glass fronted flame effect fire, radiator, laminate flooring

### Dining Room 12'2" (into bay) x 11'9" (3.73m (into bay) x 3.60m)

uPVC double glazed window to front aspect, electric flame effect glass fronted hole in the wall fire, radiator, laminate flooring

### Kitchen 12'11" x 10'6" (3.94m x 3.22m)



modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, tiled splashbacks, laminate flooring, uPVC door to side, two uPVC double glazed windows to rear aspect

### Conservatory 9'6" x 8'4" (2.91m x 2.56m)



uPVC double glazed conservatory with french doors to rear garden, radiator, tiled flooring

### First Floor

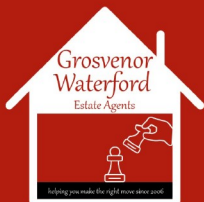
#### Landing

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

#### Bedroom 1 13'11" x 11'10" (4.25m x 3.63m)



uPVC double glazed window to rear aspect, radiator



- 3 Bedroom Semi Detached
- Off Road Parking
- Large Rear Garden

- EPC Rating D
- Close to Davenhill & Holy Rosary Primary Schools

- Two Reception Room & Conservatory
- Walking Distance to Old Roan Train Station

**Bedroom 2 11'10" x 9'8" (3.63m x 2.96m)**



uPVC double glazed window to front aspect, radiator

**Bedroom 3 9'1" x 7'5" (2.79m x 2.28m)**



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

**Family Bathroom 6'5" x 5'10" (1.97m x 1.79m)**



modern white suite comprising; square 'p' shower bath with mains shower over, wash hand basin and low level w.c., chrome heated towel rail, tiled walls, uPVC double glazed frosted window to front aspect

**Outside**

**Rear Garden**



large rear garden laid mainly to lawn with patio areas, access to outbuildings and access to front

**Front Garden**

enclosed front lawn with open access to block paved driveway

**Outhouses**

three separate brick built storage areas to side of property with open access to rear garden and uPVC door to front garden

**Additional Information**

Tenure : Freehold  
Council Tax Band : B  
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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



