



Grosvenor Waterford are delighted to offer for sale this two bedroom semi detached bungalow situated in the heart of Aintree Village. The accommodation briefly comprises; entrance hall, living room, kitchen, conservatory, two double bedrooms and a bathroom. Outside there is a lovely enclosed south west facing rear garden and a walled front garden with off road parking leading to a detached garage. The property also benefits from uPVC double glazing, recently replastered and painted walls, new dampcourse and a new boiler.

£210,000



### Entrance Hall



composite front door, meter cupboards

### Kitchen 11'10" x 8'10" (3.63m x 2.70m)



uPVC double glazed window to side and rear aspects, composite door to rear garden

### Bedroom 1 14'2" x 11'8" (4.34m x 3.57m)



uPVC double glazed window to front aspect

### Living Room 15'2" x 12'10" (4.63m x 3.92m)



uPVC double glazed french doors to conservatory

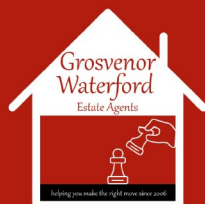
### Conservatory 11'8" x 8'10" (3.58m x 2.70m)

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

### Bedroom 2 9'10" x 9'10" (3.02m x 3.01m)



uPVC double glazed window to front aspect



- 2 Bedroom Semi Detached Bungalow
- EPC Rating C
- uPVC Double Glazing
- New Boiler (in attic)
- South West Facing Rear Garden
- No Chain
- Conservatory

### Bathroom 6'1" x 8'10" (1.86m x 2.71m)



uPVC double glazed frosted window to side aspect

### Outside

#### South West Facing Rear Garden



block paved patio areas and lawn with established borders, gated access to driveway

#### Front Garden

walled front with open access to lawn and paved driveway

### Detached Garage

up and over door

### 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](http://www.gov.uk/government/organisations/land-registry).

