



Grosvenor Waterford are delighted to offer for sale this fabulous extended three bedroom semi detached house, with garage, located in the heart of Aintree Village. The spacious accommodation briefly comprises entrance hall, living room, dining room, kitchen, utility room, downstairs w.c. and conservatory. To the first floor are three bedrooms and a family bathroom. Outside there is a good sized south facing rear garden and front garden with off road parking, leading to the attached garage (storage only). The property also benefits from uPVC double glazing and gas central heating. A beautiful family home that is larger than the traditional semis in Aintree Village, viewing highly recommended.

Offers over £275,000



Entrance Hall

uPVC front door and glazed side panels, radiator, laminate flooring, stairs to first floor

Living Room 12'0" x 11'0" (3.66m x 3.35m)

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

Dining Room 12'3" x 11'0" (3.73m x 3.35m)

uPVC double glazed french doors to conservatory, radiator, laminate flooring

Kitchen 8'11" x 11'7" (2.72m x 3.53m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, vinyl flooring, tiled splashbacks, inset ceiling spotlights, uPVC double glazed window to rear aspect, door to utility

Conservatory 39'4" x 26'2" x 59'0" (12'8" x 18'7")

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

Utility Room 49'2" x 16'4" (max) x 22'11" x 29'6" (max) (15'5" (max) x 7'9" (max))

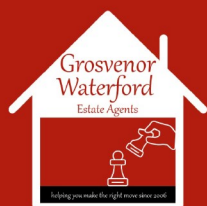
uPVC double glazed window and door to rear aspect, plumbing for washing machine, space for tumble dryer and fridge freezer, laminate flooring, Worcester boiler, door to garage

Downstairs W.C.

white suite comprising; wash hand basin and low level w.c., laminate flooring

First Floor**Landing**

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



- 3 Bedroom Semi Detached
- Attached Garage & Off Road Parking
- Gas Central Heating
- EPC Rating TBC
- Large Conservatory
- uPVC Double Glazing
- South Facing Rear Garden
- Utility Room & Downstairs W.C.

Bedroom 1 13'10" x 11'0" (4.22m x 3.35m)



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

Bedroom 2 10'6" x 10'7" (3.20m x 3.23m)



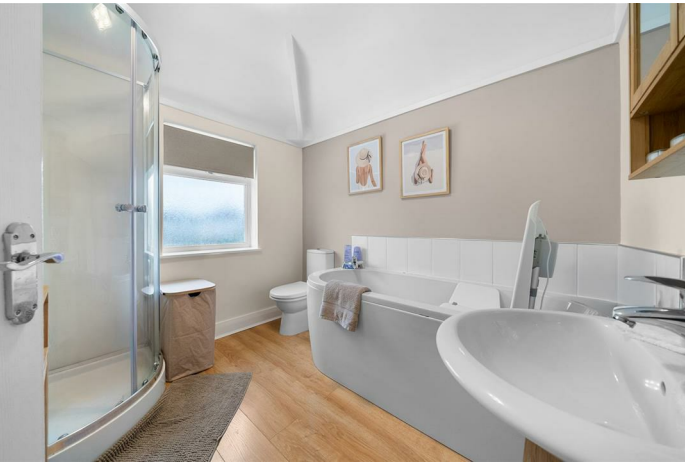
uPVC double glazed window to rear aspect, radiator, laminate flooring, fitted wardrobes

Bedroom 3 7'3" x 9'0" (2.21m x 2.74m)



uPVC double glazed window to front aspect, radiator, laminate flooring, fitted bed frame with chest of drawers

Family Bathroom 7'8" x 8'5" (2.34m x 2.57m)



spacious bathroom with white suite comprising; panelled bath, shower cubicle, wash hand basin and low level w.c., chrome heated towel rail, laminate flooring, tiled splashbacks, uPVC double glazed frosted window to rear aspect

Outside

South Facing Rear Garden

good sized rear garden with patio, lawn, shed and established borders

Attached Garage 11'4" x 7'6" (3.46m x 2.31m)

storage only
up an dover door, power and light

Front Garden

walled front with open access to lawn and block paved driveway leading to the attached garage

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



