





Grosvenor Waterford are delighted to offer for sale this beautiful two bedroom semi detached bungalow in sought after Aintree Village and convenient for all local amenities and transport links. The accommodation briefly comprises; entrance porch, hall, lounge, kitchen, two bedrooms, recently installed bathroom and solid roof conservatory. Outside there is a paved rear garden, detached garage and walled front garden with shared drive. There is an additional plot of terraced land opposite with views over the River Alt. The property also benefits from uPVC double glazing and gas central heating. An early viewing is recommended.

£215,000





### Entrance Porch

composite front door, uPVC double glazed window to front aspect, tiled floor

### Hall

uPVC double glazed front door, radiator, built in cupboards housing boiler

### Living Room 15'3" x 10'11" (4.66m x 3.35m)



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

### Kitchen 10'4" x 7'1" (3.16m x 2.17m)



new fitted kitchen with a range of white high gloss base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, space for fridge freezer, plumbing for washing machine, radiator, karndean flooring, uPVC double glazed window to side aspect

### Inner Hall

laminare flooring

### Bedroom 1 14'11" x 8'9" (4.57m x 2.67m)

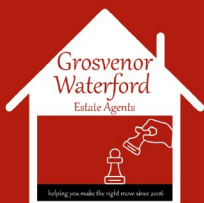


uPVC double glazed window to rear aspect, radiator, built in cupboard

### Bedroom 2 9'4" x 9'4" (2.85m x 2.86m)



currently being used as a dining room  
uPVC double glazed french doors to conservatory, radiator, loft access



- 2 Bedroom Semi Detached Bungalow
- South West Facing Rear Garden
- Gas Central Heating

- EPC Rating D
- Solid Roof Conservatory
- Detached Garage

- No Chain
- uPVC Double Glazing
- Additional Plot of Land

**Bathroom 6'7" x 6'1" (2.03m x 1.86m)**



recently re-fitted bathroom with white suite comprising; panelled bath with electric shower over, wash basin in vanity cabinet, low level w.c., chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted window to side aspect

**Orangery 7'0" x 16'3" (2.15m x 4.96m)**



uPVC double glazed windows to side and rear aspects with door to rear garden, radiator, laminate flooring

**Outside**

**South West Facing Rear Garden**



block paved rear garden

**Detached Garage 16'7" x 9'1" (5.06m x 2.78m)**

up and over door, power and light, uPVC door to rear garden

**Front Garden**

dwarf perimeter wall with lawn and established planting, double gated access to shared driveway

**Additional Land**



opposite the property and adjacent to the River Alt. stepped garden with views of the riverbank

**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).

| 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 |                         |           |
| (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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |







