

Taunton Drive, Aintree Village, Liverpool, L10 8JN
£240,000

Grosvenor Waterford are delighted to offer for sale this extended three bedroom Sefton semi detached house, situated in sought after Aintree Village. The spacious accommodation briefly comprises; entrance hall, living room, dining room, kitchen and morning room. To the first floor there are three good sized bedrooms, modern shower room and separate w.c.. Outside there is a south facing rear garden and front garden with off road parking leading to the attached garage. A great sized family home in a great location - offered with no ongoing chain - early viewing recommended.







Entrance Hall
front door and fully glazed side panel, radiator, understairs cupboard, stairs to first floor

Living Room
13'6" x 12'0" (4.14m x 3.67m)
uPVC double glazed window to front aspect, gas fire in feature surround, radiator, open to dining room

Dining Room
10'11" x 7'8" (3.35m x 2.35m)
uPVC double glazed window to front aspect, radiator

Breakfast Kitchen
10'7" x 11'6" (3.24m x 3.51m)
fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, radiator, tiled splashbacks, uPVC double glazed window to rear aspect

Morning Room
9'8" x 8'11" (2.95m x 2.73m)
uPVC double glazed patio doors with glazed side panels to rear garden, radiator, door to garage

First Floor

Landing
uPVC double glazed window to side aspect, built in cupboard, access to loft space

Bedroom 1
12'8" x 12'11" (into doorway) (3.87m x 3.94m (into doorway))
uPVC double glazed window to front aspect, radiator

Bedroom 2
11'6" x 12'11" (into doorway) (3.52m x 3.94m (into doorway))
uPVC double glazed window to rear aspect, radiator

Bedroom 3
2.96m x 2.68m
uPVC double glazed window to front aspect, radiator, laminate flooring, built in cupboard

Shower Room
5'0" x 5'6" (1.53m x 1.68m)
modern white suite comprising wash hand basin in vanity cabinet and walk in shower with mains shower, chrome heated towel rail, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Separate W.C.
5'0" x 2'11" (1.53m x 0.91m)
low level w.c., uPVC double glazed window to side aspect

Outside

South Facing Rear Garden
great sized rear garden with patio, lawn and planted borders

Front Garden
walled front with open access to lawn and paved driveway that leads to the attached garage

Attached Garage
up and over door, power and light, Logic boiler, door to morning room

Additional Information
Tenure : Freehold
Council Tax Band : D
Local Authority : Sefton

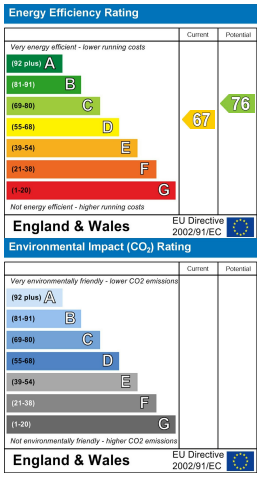
Agents Note
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The Property Ombudsman