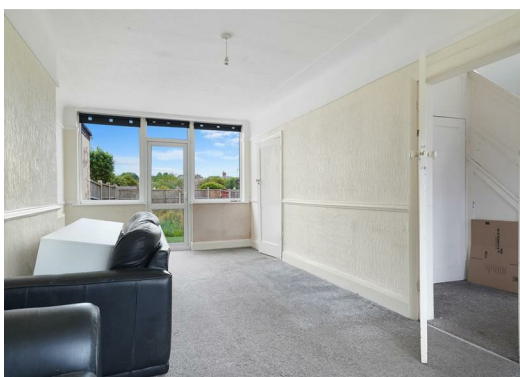




Sedbergh Avenue, Aintree Village, Liverpool, L10 3JT

£190,000

Grosvenor Waterford are delighted to offer for sale this three bedroom semi detached house set back on Sedbergh Avenue in sought after Aintree Village. The accommodation briefly comprises; entrance hall, through living room and extended kitchen. To the first floor are three bedrooms and a family bathroom. The rear garden is laid mainly to lawn, whilst the walled front is set back off the road. The property also benefits from uPVC double glazing and gas central heating. Offered with no ongoing chain this property has the potential to become someone's perfect family home in such a great location - viewing definitely recommended.



Entrance Hall

uPVC double glazed front door and windows, built in cupboards, radiator, stairs to first floor

Living Room

21'8" x 10'6" (6.62m x 3.21m)

uPVC double glazed window to front aspect, radiator, uPVC double glazed windows and door to rear aspect

Kitchen

17'1" x 7'7" (5.23m x 2.33m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, radiator, tiled floor and splashbacks, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

First Floor

Landing

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

Bedroom 1

12'9" x 10'6" (3.89m x 3.21m)

uPVC double glazed window to front aspect, radiator

Bedroom 2

8'11" x 10'7" (2.73m x 3.23m)

uPVC double glazed window to rear aspect, radiator

Bedroom 3

8'1" x 7'6" (2.47m x 2.31m)

uPVC double glazed window to front aspect, radiator

Family Bathroom

4'5" x 7'7" (1.35m x 2.33m)

white suite comprising; panelled bath with mains shower over, wash hand basin and low level w.c., radiator, tiled walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden

good sized rear garden with patio and lawn, gated access to front

Front Garden

walled front with gated access

Additional Information

Tenure : Freehold

Council Tax Band : C

Local Authority : Sefton

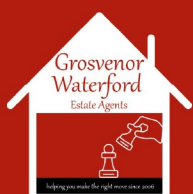
Agents Note

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		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(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		



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