

Grosvenor Waterford
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Brenka Avenue, Aintree, Liverpool, L9 5AW

The Property Ombudsman

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Grosvenor Waterford are delighted to offer for Sale a spacious three bedroom semi detached property in this small, private cul de sac off Ormskirk Road, Aintree. The property is in need of a full renovation which is reflected in the asking price. The well proportioned accommodation briefly comprises; entrance hall, living room, family room and kitchen. To the first floor there are three double bedrooms, bathroom and separate w.c. Outside there is a large private rear garden with mature borders and a front with driveway and lawn. The property also benefits from double glazing and gas central heating. A viewing is recommended for this spacious family home in a very unique location.

£220,000







Entrance Hall
front door, radiator, stairs to first floor, under stairs storage cupboard

Living Room 12'8" x 14'3" (3.87m x 4.36m)



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

Dining Room 11'8" x 13'4" (3.56m x 4.07m)



double glazed bay window to front aspect, radiator

Kitchen 12'8" x 9'3" (3.87m x 2.83m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, radiator, tiled splashbacks, door to rear garden, two double glazed windows to rear aspect

First Floor

Landing
double glazed window to rear aspect, access to loft space

Bedroom 1 13'3" x 14'3" (4.05m x 4.36m)



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

- 3 Bedroom Semi Detached
- Double Glazing
- Off Road Parking
- EPC Rating D
- Gas Central Heating
- Very Private Cul de Sac Location
- Large Rear Garden

Bedroom 2 11'1" x 11'3" (3.38m x 3.43m)



double glazed window to front aspect, radiator, fitted wardrobes

Bedroom 3 13'3" x 9'3" (4.05m x 2.82m)



double glazed window to front aspect, radiator

Bathroom 5'1" x 9'3" (1.57m x 2.84m)



white suite comprising; panelled bath with electric shower over and wash hand basin in vanity cabinet, radiator, tiled walls, double glazed frosted window to side aspect

Separate W.C.

white low level w.c., radiator, tiled walls, double glazed window to rear aspect

Outside

Rear Garden



large private rear garden laid mainly to lawn with mature borders and shed

Front Garden

hedged front with open access to paved driveway and lawn, gated access to rear garden

Additional Information

Tenure : Freehold
Council Tax Band : B
Local Authority : Sefton

Agents Note

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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.













