



Grosvenor Waterford are delighted to offer for Sale this three bedroom Sefton semi detached property, situated in a very desirable location in Aintree Village. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, kitchen and rear porch. To the first floor there are three bedrooms and bathroom with separate w.c.. Outside there is a south east facing rear garden and front garden with driveway and off road parking leading to the attached garage. The property also benefits from uPVC double glazing and gas central heating. A perfect family home that is sure to generate a lot of interest - early viewing recommended.

£235,000



Entrance Porch

uPVC double glazed sliding front doors, tiled floor

Hall



stairs to first floor, radiator, laminate flooring, understairs cupboard

Lounge 14'6" x 13'4" (4.44m x 4.07m)



uPVC double glazed window to front aspect, radiator, double sliding doors to dining room

Dining Room 10'6" x 9'4" (3.22m x 2.86m)

uPVC double glazed window to rear aspect, radiator

Kitchen 10'5" x 10'5" (3.18m x 3.20m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, cooker, radiator, new vinyl flooring, uPVC double glazed window to rear aspect

Rear Porch

door to rear garden, tiled floor, plumbing for washing machine

First Floor

Landing

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

Bedroom 1 13'4" x 13'8" (into doorway) (4.07m x 4.18m (into doorway))

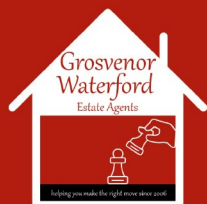


uPVC double glazed window to front aspect, radiator

Bedroom 2 11'10" x 13'8" (into doorway) (3.62m x 4.18m (into doorway))



uPVC double glazed window to rear aspect, radiator



- 3 Bedroom Sefton Semi
- Gas Central Heating
- South East Facing Rear Garden

- EPC Rating TBC
- Attached Garage

- uPVC Double Glazing
- Sought After Location

Bedroom 3 9'1" x 10'0" (2.77m x 3.06m)



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

Family Bathroom 5'8" x 6'0" (1.74m x 1.85m)



panelled bath with electric shower over and wash hand basin, chrome heated towel rail, tiled walls, uPVC double glazed frosted window to rear aspect

W.C. 5'8" x 2'9" (1.75m x 0.85m)

low level w.c., uPVC double glazed window to side aspect

Outside

Rear Garden



good sized south east facing rear garden with patio and lawn with established borders

Front Garden

walled front with open access to tarmac driveway leading to the attached garage and lawn with borders

Attached Garage

up and over door, power and light, door and glazed window to rear aspect

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	



