

Grosvenor Waterford
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# Altway, Aintree Village, Liverpool, L10 2LG

The Property Ombudsman

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Grosvenor Waterford are delighted to offer for Sale this extended three bedroom Sefton semi detached house in popular Aintree Village and convenient for local shops, schools and transport links. The spacious accommodation briefly comprises; entrance porch, hall, living room, dining room, kitchen and utility room. To the first floor there are three double bedrooms and bathroom with separate w.c.. Outside there is a pleasant south facing rear garden and front garden with off road parking with double gates to the side that leads to a detached garage used for storage only. The property benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. Early viewing is recommended for this ideal family home.

# £245,000







## Entrance Porch
uPVC double glazed windows and front door, tiled floor

## Hall
uPVC entrance door, radiator, stairs to first floor

## Living Room 14'3" x 13'1" (4.36m x 3.99m)



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

## Dining Room 10'0" x 9'7" (3.06m x 2.93m)



uPVC double glazed french doors to rear garden, radiator

## Kitchen 9'11" x 9'11" (3.04m x 3.04m)



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 walls, understairs cupboard (housing boiler), uPVC double glazed window to rear aspect, door to utility

## Utility 8'2" x 6'10" (2.50m x 2.09m)



uPVC double glazed windows to front and rear aspects, base and wall cabinets with complementary worktops, uPVC door to front

## First Floor

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

- **Extended 3 Bedroom Sefton Semi**
- **South Facing Rear Garden**
- **Detached Garage (Storage Only)**
- **EPC Rating TBC**
- **uPVC Double Glazing**
- **Sought After Location**
- **No Chain**
- **Gas Central Heating**

## Bedroom 1 13'1" x 13'3" (4.00m x 4.04m)



double glazed window to front aspect, radiator, fitted wardrobes

## Bedroom 2 11'6" x 13'3" (3.53m x 4.04m)



double glazed window to front aspect, radiator, fitted wardrobes

## Bedroom 3 10'2" x 9'1" (3.12m x 2.77m)



double glazed window to front aspect, radiator, fitted wardrobes, built in cupboard

## Bathroom 5'6" x 6'1" (1.70m x 1.87m)



bath, wash hand basin, chrome heated towel rail, tiled walls, double glazed frosted window to rear aspect

## Separate W.C.

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

## Outside

## South Facing Rear Garden

good sized rear garden with patio and raised lawn and flower beds

## Detached Garage (storage only)

up and over door, window and door to side aspect

## Front Garden

walled front with double gated access to block paved driveway that leads via double gates down the side of the property to the rear garden

## Additional Information

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

## Agents Note

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