

Tynville Road, Aintree, Liverpool, L9 9BW
£135,000

Grosvenor Waterford are delighted to offer for sale this spacious three bedroom terraced house situated in the sought after 'Villes' off Longmoor Lane and convenient for local schools, shops and transport links. The accommodation briefly comprises; entrance hall, kitchen, living room, dining room and study area. To the first floor there are three good sized bedrooms and a shower room. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. Perfect for a first time buyer - viewing recommended.







Entrance Hall
uPVC front door, radiator, stairs to first floor

Living Room
14'5" x 11'8" (4.41m x 3.56m)
uPVC double glazed bay window to front aspect, gas fire, radiator, double doors to dining room

Dining Room
13'5" x 10'0" (4.09m x 3.07m)
uPVC double glazed window to rear aspect, gas fire in feature surround, radiator

Kitchen
10'3" x 6'6" (3.14m x 1.99m)
fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, space for fridge freezer, plumbing for washing machine,. part tiled walls, uPVC double glazed window to rear aspect, uPVC door to rear yard

Study Area
6'7" x 5'5" (2.02m x 1.67m)
uPVC double glazed window to rear aspect

First Floor

Landing

Bedroom 1
14'5" x 13'10" (4.41m x 4.24m)
uPVC double glazed window to front aspect, radiator

Bedroom 2
13'5" x 10'7" (4.10m x 3.24m)
uPVC double glazed window to rear aspect, radiator, built in wardrobes

Bedroom 3
9'1" x 5'11" (2.78m x 1.82m)
uPVC double glazed window to front aspect, radiator

Shower Room
7'10" x 5'11" (2.41m x 1.82m)
white suite comprising; shower cubicle with electric shower, wash hand basin and low level w.c., tiled floor and part tiled walls, radiator, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden
rear courtyard with gated access to alley

Front
walled front with railings and gate with block paved step to front door

Additional Information
Tenure : Freehold
Council Tax Band : A
Local Authority : Liverpool

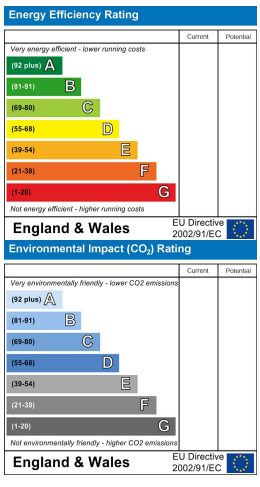
Agents Note
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The Property Ombudsman