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# Redbank Close, Aintree, Liverpool, L10 1AA

The Property Ombudsman

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Grosvenor Waterford are delighted to offer for Sale this Redrow built 'Stratford' four bedroom detached property in a small development off Sherwoods Lane, Aintree. Bought in 2018 the spacious accommodation briefly comprises; entrance hall, living room, dining kitchen and downstairs w.c.. To the first floor are four good sized bedrooms, the master having ensuite and a family bathroom. Outside there is a good sized rear garden with patio, composite deck and artificial lawn and open plan front with artificial lawn and tarmac driveway leading down the side of the property to a detached garage. A quality built and fabulous family home in an exclusive cul de sac - early viewing recommended.

## £340,000







## Entrance Hall
composite front door, radiator, turned staircase to first floor, understairs cupboard

## Living Room 16'2" x 12'7" (4.94m x 3.86m)



uPVC double glazed bay window to front aspect, radiator

## Dining Kitchen and Family Room 19'4" x 23'4" (5.91m x 7.13m)



fabulous entertaining space with a good range of base, wall and larder cabinets with complementary worktops and breakfast bar/island, integrated AEG double oven and gas hob with extractor over, integrated fridge freezer and dishwasher, tiled floor and splashbacks, vertical radiator, inset ceiling spotlights, utility cupboard (with plumbing for washing machine and space for tumble dryer), uPVC double glazed window and french doors with full height glazed side panels to rear aspect

## Downstairs W.C. 5'3" x 3'7" (1.62m x 1.11m)
low level w.c. and wash hand basin, radiator, tiled floor, inset ceiling spotlights, uPVC double glazed window to front aspect

## Study 9'7" x 7'6" (2.93m x 2.31m)

## First Floor

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

## Bedroom 2 11'11" x9'3" (3.65m x2.83m)



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

## Walk in Closet 7'3" x 5'10" (2.23m x 1.79m)

## Bedroom 3 11'8" x 7'6" (3.57m x 2.31m)



uPVC double glazed window to front aspect, radiator

- Redrow Built 4 Bedroom Detached Property
- Gas Central Heating
- Cul de Sac Location
- EPC Rating B
- Front & Rear Gardens with Artificial Lawns
- uPVC Double Glazing
- Tarmac Driveway & Detached Garage

## Bedroom 4 10'5" x 7'6" (3.18m x 2.31m)



uPVC double glazed window to rear aspect, radiator

## Bedroom 5 8'7" x 8'7" (2.64m x 2.64m)

uPVC double glazed window to rear aspect, radiator

## Family Bathroom 6'11" x 6'5" (2.13m x 1.98m)



white suite comprising; panelled bath with mains shower over, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and part tiled walls, inset ceiling spotlights, built in cupboard, uPVC double glazed frosted window to rear aspect

## Second Floor

## Master Bedroom 15'9" x 15'5" (4.82m x 4.72m)



uPVC double glazed bay window to front aspect, radiator, fitted wardrobes, door to ensuite

## Ensuite 7'11" x 7'6" (2.42m x 2.31m)

white suite comprising; shower cubicle with mains shower over, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

## Walk in Closet 9'0" x 7'6" (2.76m x 2.31m)

## Outside

## Rear Garden



good sized rear garden with patio, raised composite deck and artificial lawn

## Detached Utility

## Front Garden

open plan front with artificial lawns and tarmac driveway leading to the detached garage

## Additional Information

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

## Agents Note

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