



School Lane, Aintree Village, Liverpool, L10 8JA



Grosvenor Waterford
ESTATE AGENTS LIMITED





A rare opportunity to purchase an extended five bedroom bow bay semi detached house situated in popular Aintree Village and convenient for local primary schools and all amenities. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, kitchen/breakfast room and downstairs w.c. To the first floor there are five bedrooms, shower room and separate w.c.. Outside there is a large private rear garden which is not overlooked and front with ample off road parking leading to the integral garage. The property also benefits from gas central heating, cavity wall insulation, majority replastered walls, uPVC double glazing and fibreglass resin roof to the extension with a 25yr guarantee. An early viewing is considered essential for this very large and most sought after family home.

£299,995



Entrance Porch

uPVC front door and uPVC double glazed windows to front and side aspects, tiled floor

Hall

stairs to first floor, understairs cupboard

Lounge 15'1" x 11'7" (4.62m x 3.54m)



uPVC double glazed full width patio doors to rear garden, gas fire in feature surround, radiator

Dining Room 15'4" (into bay) x 12'1" (4.69m (into bay) x 3.70m)



uPVC double glazed curved bay window to front aspect, radiator

Breakfast Kitchen 15'3" x 10'4" (4.65m x 3.15m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated eye level oven and gas hob with

extractor over, space for fridge freezer, plumbing for washing machine, tiled splashbacks, radiator, wall mounted Worcester boiler, two uPVC double glazed windows to rear aspect, door to garden

Downstairs W.C.

laminate floor, low level w.c., wash hand basin

First Floor

Landing

access to loft space

Bedroom 1 16'0" x 11'8" (4.89m x 3.58m)



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



Bedroom 2 12'7" x 11'10" (3.85m x 3.63m)

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

Bedroom 3 9'4" x 6'11" (2.86m x 2.13m)

uPVC double glazed window to front aspect, radiator

Bedroom 4 10'9" x 7'6" (3.29m x 2.31m)

uPVC double glazed window to front aspect, radiator

Bedroom 5 10'0" x 7'6" (3.06m x 2.31m)

uPVC double glazed window to rear aspect, radiator

Shower Room 6'9" x 6'6" (2.08m x 2.0m)

modern white suite comprising; shower cubicle with mains shower,

wash hand basin, radiator, tiled walls, uPVC double glazed frosted window to rear aspect

Separate W.C.

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

Outside**Rear Garden**

good sized rear garden laid mainly to lawn with mature borders, patio, shed, gated access to front

Front Garden

walled front with open access to driveway which leads to the integral garage, gated access to rear

Attached Garage

up and over door, power and light

Additional Information

Tenure :

Council Tax Band :

Local Authority :

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		79
(69-80) C	66	
(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		73
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



