



Ormskirk Road, Aintree Village, Liverpool, L10 3JQ

Grosvenor Waterford  
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for Sale this stunning and extended four bedroom semi-detached house situated in a set back cul de sac off Ormskirk Road in Aintree Village, Liverpool. The property has been substantially extended and features spacious accommodation comprising; entrance porch, hall, additional downstairs bathroom with sauna, dining room, living room, family room, breakfast kitchen and conservatory. To the first floor there are four bedrooms and a second bathroom, and stairs leading to a converted loft room. Outside there is a landscaped rear garden and walled front with open access to a tarmac driveway. The property benefits from uPVC double glazing and gas central heating. This is an opportunity to purchase a very large and modern family home in an ideal location - viewing most definitely recommended.

£350,000



**Entrance Porch**

uPVC double opening front doors, tiled floor

**Hall**

uPVC entrance door, radiator, laminate flooring, stairs to first floor

**Dining Room 11'1" x 15'0" (3.40m x 4.59m)**

uPVC double glazed bow bay window to front aspect, radiator, feature fireplace, radiator

**Living Room 11'1" x 14'7" (3.40m x 4.46m)**

gas fire in feature surround, two radiators, open to family room

**Family Room 18'0" x 8'0" (5.51m x 2.45m)**



uPVC double glazed window and french doors to rear aspect, radiator

**Kitchen 12'9" x 18'6" (3.89m x 5.64m)**

modern fitted kitchen with a range of base, wall and display cabinets with complementary worktops, integrated eye level double oven and hob with extractor over, integrated Bosch dishwasher laminate flooring, inset ceiling spotlights, two radiators, skylight, uPVC double glazed patio doors to sun room

**Sun Room 5'8" x 11'8" (1.73m x 3.58m)**



uPVC double glazed windows to side and rear aspects, uPVC double glazed french doors to rear garden, laminate flooring

**Utility Room 5'10" x 5'6" (1.78m x 1.69m)**

laminate flooring, plumbing for washing machine, space for fridge freezer

**Downstairs Shower Room 5'10" x 10'3" (1.78m x 3.13m)**



recently refitted with white suite comprising; low level w.c. and wash hand basin in vanity cabinets, shower cubicle with electric shower, tiled walls, uPVC double glazed frosted window to front aspect, door to sauna

**Sauna 5'10" x 4'4" (1.78m x 1.34m)**

**First Floor**

**Landing**

stairs to loft room

- Extended 4 Bedroom Semi Detached
- Two Bathrooms (one with built in Sauna)
- Good Sized Rear Garden
- EPC Rating D
- Set Back off Ormskirk Road in private cul de sac
- Close to Local Amenities & Transport Links
- Loft Room & Conservatory
- Modern Kitchen Layout

**Bedroom 1 10'2" x 16'0" (3.12m x 4.90m)**



uPVC double glazed bow bay window to front aspect, radiator

**Bedroom 2 11'5" x 12'0" (3.48m x 3.66m)**



uPVC double glazed window to rear aspect, radiator

**Bedroom 3 15'4" x 6'8" (4.68m x 2.04m)**



two uPVC double glazed windows to front aspect, radiator, inset ceiling spotlights

**Bedroom 4 7'6" x 9'8" (2.29m x 2.95m)**



uPVC double glazed window to front aspect, radiator

**Bathroom 5'10" x 15'5" (1.78m x 4.70m)**



modern white suite comprising; panelled bath, separate shower cubicle with mains shower, low level w.c. and wash hand basin in vanity cabinet, chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to front aspect

**Loft Room 12'10" x 11'10" (3.92m x 3.61m)**

wood panelled loft room with two skylights

**Outside**

**Rear Garden**

good sized landscaped rear garden with patio, lawn and established borders

**Front Garden**

walled front with open access to tarmac driveway

**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](http://www.gov.uk/government/organisations/land-registry).





