



TYNVILLE
ROAD

Tynville Road, Aintree, Liverpool, L9 9BW

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.

£135,000



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

- 3 Bedroom Terrace
- uPVC Double Glazing

- EPC Rating TBC
- Gas Central Heating

- No Chain
- Popular Location

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

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



