



Grosvenor Waterford
ESTATE AGENTS LIMITED

Taunton Drive, Aintree Village, Liverpool, L10 8JL



Grosvenor Waterford are delighted to offer for Sale this absolutely stunning four bedroom Sefton semi detached house situated on sought after Taunton Drive, Aintree Village. The property benefits from a loft conversion with dormer and a wrap around extension from front down the side and part of the rear, to provide spacious family accommodation comprising; entrance porch with double opening doors, hall, lounge, dining room, kitchen, utility and entertaining room. To the first floor there are three good sized bedrooms and a stylish family bathroom with stairs leading to the second floor and the master bedroom with skylights and dormer window and ensuite shower room. Outside there is an enclosed rear garden with patio and artificial lawn as well as a detached bar room with bi fold doors, and walled front with block paved drive. The property has been completely renovated from top to toe and benefits from new uPVC double glazed windows with plantation shutters, electrical re-wire and gas central heating. A super super family home - early viewing highly recommended.

£350,000



Entrance Porch 4'9" x 9'0" (1.45m x 2.75m)

double opening rock front doors and uPVC double glazed window to side aspect, tiled floor

Hall

double opening front doors, understairs cupboard, radiator, stairs to first floor

Lounge 14'4" x 13'5" (4.37m x 4.09m)

uPVC double glazed window to front aspect with plantation shutters, electric hole in the wall glass fronted fire, radiator, open to dining room

Dining Room 10'8" x 9'4" (3.26m x 2.87m)

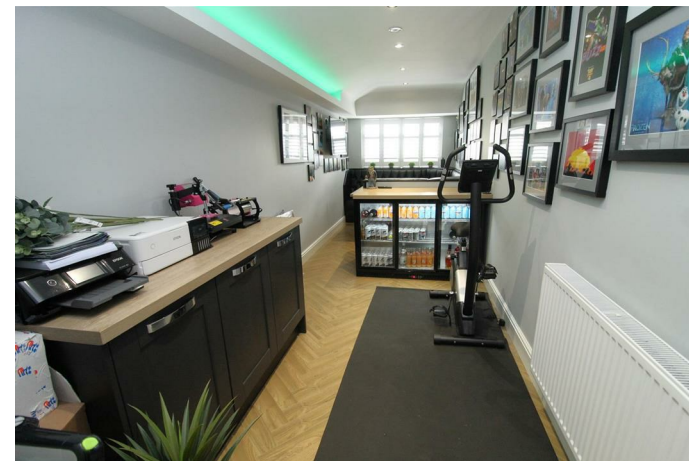
uPVC double glazed window to rear aspect with plantation shutters, radiator

Kitchen 10'4" x 10'4" (3.15m x 3.15m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, upstands and glass splashback, electric range cooker, radiator, uPVC double glazed window to rear aspect with plantation shutters

Utility Room 11'3" (max) x 10'5" (max) (3.45m (max) x 3.20m (max))

range of base and wall cabinets with complementary worktops, plumbing for washing machine, space for american style fridge freezer and tumble dryer, radiator, uPVC double glazed window to rear aspect with plantation shutters, rock door to rear garden

Play Room 21'5" (+doorway) x 7'1" (6.54m (+doorway) x 2.18m)

fabulous entertaining space with booth seating area and bar fridges, radiator, inset ceiling spotlights, coloured cove lighting, built in cupboard housing combi boiler, uPVC double glazed window to front aspect with plantation shutters

First Floor**Landing**

uPVC double glazed window to side aspect, built in cupboard, stairs to second floor

- Extended 4 Bedroom Sefton Semi
- Gas Central Heating
- Completely Renovated Throughout

- EPC Rating TBC
- uPVC Double Glazing with Plantation Shutters
- Quality Finish Throughout

- Loft Conversion
- Outbuilding with Bar

Bedroom 2 13'4" x 10'11" (+doorway) (4.07m x 3.33m (+doorway))



uPVC double glazed window to front aspect with plantation shutters, radiator, built in wardrobes

Bedroom 3 11'11" x 10'11" (+doorway) (3.64m x 3.33m (+doorway))



uPVC double glazed window to rear aspect with plantation shutters, radiator, built in wardrobes

Bedroom 4 10'4" x 9'0" (3.15m x 2.75m)

uPVC double glazed window to front aspect with plantation shutters, radiator

Family Bathroom 5'5" x 8'5" (1.66m x 2.58m)

modern white suite comprising; bath with electric shower over, low level w.c. and wash hand basin in grey vanity units, traditional radiator

with towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted windows to side and rear aspects

Second Floor

Master Bedroom 18'1" (max) x 18'7" (max) (5.53m (max) x 5.67m (max))



uPVC double glazed dormer window to rear aspect, two skylights to front aspect, two radiators, built in wardrobes, under eaves storage, inset ceiling spotlights

Ensuite 5'1" x 8'5" (1.55m x 2.58m)



white suite with shower cubicle with mains shower, wash hand basin and low level w.c. in vanity units, traditional radiator with towel rail, tiled floor and walls, uPVC double glazed window to rear aspect

Outside

Rear Garden

good sized rear garden with patio and artificial lawn

Detached Bar & Shed 7'6" x 17'5" + 7'6" x 8'9" (2.31m x 5.33m + 2.31m x 2.67m)

fabulous bar and entertaining area with uPVC double glazed bi-fold doors onto the rear garden and separate storage shed

Front Garden

walled front garden with open access to artificial lawn and block paved drive

Additional Information

Tenure : Freehold
 Council Tax Band : D
 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.

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	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	EU Directive 2002/91/EC



