



Kempton Park Road, Aintree Village, Liverpool, L10 6NH

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this extended four bedroom semi detached house situated in a cul de sac and convenient for local amenities, including shops and schools. This modern property benefits from a south facing rear garden and the accommodation briefly comprises; entrance porch, hall, lounge, dining kitchen and fourth bedroom downstairs. To the first floor there are three further bedrooms and a modern shower room. Outside there is also a walled front with off road parking that leads to the attached garage. The property also benefits from uPVC double glazing and gas central heating. Perfect for a first time buyer or young family - early viewing is highly recommended.

£210,000



Entrance Porch

uPVC double glazed windows and front door, laminate flooring

Hall

uPVC door, laminate flooring, built in cupboard

Living Room 15'9" x 14'7" (4.81m x 4.46m)



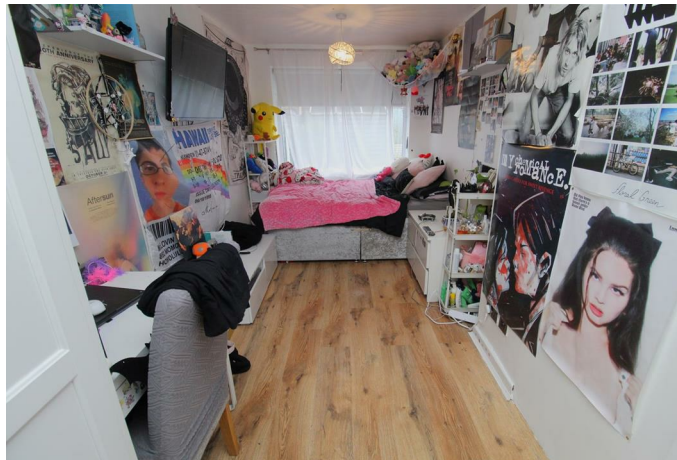
uPVC double glazed window to front aspect, wall mounted electric fire, two radiators, laminate flooring, stairs to first floor

Dining Kitchen 15'3" x 8'2" (4.66m x 2.51m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, space for undercounter fridge and freezer, plumbing for washing machine, tiled floor and splashbacks, understairs cupboard, uPVC double glazed window to rear aspect, uPVC double glazed patio doors to rear garden

Bedroom 4 16'11" x 7'6" (5.18m x 2.30m)



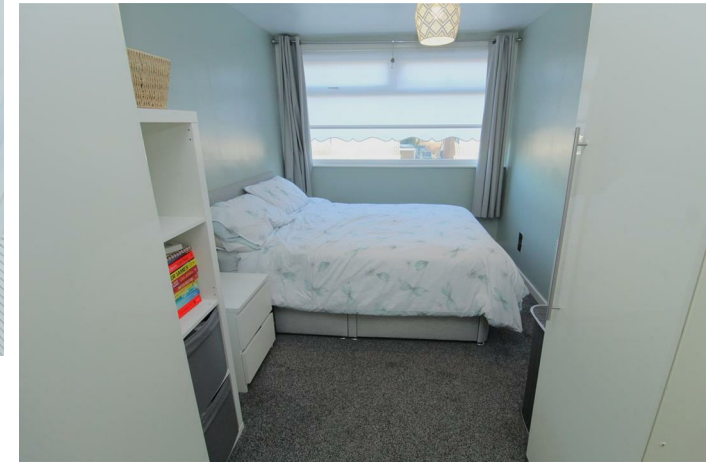
uPVC double glazed window to rear aspect, radiator

First Floor

Landing

uPVC double glazed window to side aspect, access to loft space, radiator

Bedroom 1 13'11" x 8'3" (4.26m x 2.52m)



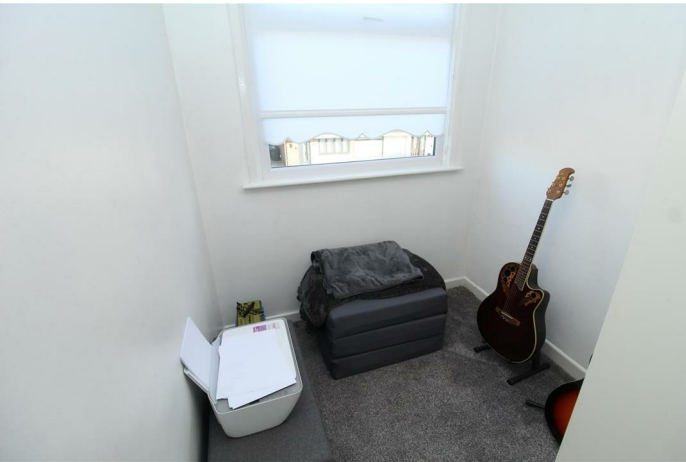
uPVC double glazed window to front aspect, radiator

Bedroom 2 10'0" x 8'3" (3.07m x 2.53m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 9'5" x 6'0" (2.89m x 1.83m)



uPVC double glazed window to front aspect, built in cupboard

Shower Room 6'3" x 6'0" (1.93m x 1.83m)



modern shower room with quadrant shower cubicle with mains shower, wash hand basin and low level w.c., radiator, tiled walls, uPVC double glazed frosted window to rear aspect

South Facing Rear Garden



good sized rear garden with timber deck, lawn and established borders and shed

Front Garden

walled front with lawn and tarmac driveway leading to the attached garage

Attached Garage 17'0" x 7'8" (5.19m x 2.36m)

up and over door, power and light

Additional Information

Tenure : Leasehold

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(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



