



Grosvenor Waterford are delighted to offer for sale this beautiful and extended two bedroom semi detached bungalow situated in sought after Aintree Village. The accommodation briefly comprises; entrance hall, living room, morning room, breakfast kitchen, two double bedrooms and a modern shower room. Outside there is a lovely enclosed south facing rear garden, a walled front garden with paved driveway and a detached garage. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A fabulous bungalow in an ideal location - viewing recommended.

£260,000



Entrance Hall

uPVC entrance door, radiator, laminate flooring, access to loft space

Living Room 14'8" x 12'6" (4.48m x 3.83m)



gas fire in feature surround, radiator, open to morning room

Morning Room 9'11" x 9'8" (3.04m x 2.96m)



uPVC double glazed patio doors to rear garden, radiator, laminate flooring, double doors to kitchen

Kitchen/Breakfast Room 17'4" x 12'0" (max) (5.30m x 3.66m (max))



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated eye level double oven and gas hob with extractor over, vinyl floor and tiled splashbacks, radiator, space for fridge freezer, plumbing for washing machine and dishwasher, uPVC double glazed windows to side and rear aspects, uPVC door to side

- Extended 2 Bedroom Semi Detached Bungalow
- South Facing Rear Garden
- Detached Garage with Electric Door

- EPC Rating TBC
- uPVC Double Glazing
- Off Road Parking

- No Chain
- Gas Central Heating

Bedroom 1 12'0" x 10'11" (3.66m x 3.33m)



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

Bedroom 2 10'4" x 9'10" (3.15m x 3.00m)



uPVC double glazed window to front aspect, radiator

Shower Room 9'3" x 5'8" (2.83m x 1.74m)



white suite comprising; shower cubicle with electric shower over, wash hand basin and low level w.c., chrome heated towel radiator, uPVC double glazed frosted window to side aspect

Outside

Detached Garage

electric up and over door, power and light, uPVC double glazed window and door to side aspect

South Facing Rear Garden



beautiful rear garden with patio areas, lawn and established borders

Front Garden

walled front with open access to large paved driveway with double gates leading to the rear garden and detached garage

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.

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



