



Exeter Close, Aintree Village, Liverpool, L10 8LU

£250,000

Grosvenor Waterford are delighted to offer for sale this extended three bedroom Sefton semi detached house situated in a cul de sac location in sought after Aintree Village. The spacious and beautifully presented accommodation makes this a perfect family home and comprises; entrance porch, hall, lounge, extended dining room, breakfast kitchen and morning room. To the first floor there are three double bedrooms and a family bathroom. Outside there is a paved front leading to the attached garage and rear garden with patio and lawn. The property benefits from plantation shutters to most rooms, uPVC double glazing and gas central heating. Offered with no ongoing chain this property is sure to attract plenty of interest - early viewing highly recommended.



Entrance Porch

uPVC front door, uPVC window to front aspect, tiled floor

Hall

uPVC double glazed door and window laminate flooring, radiator, stairs to first floor

Lounge

14'4" x 11'8" (4.37m x 3.57m)

uPVC double glazed window to front aspect with plantation shutters, radiator, electric fire in feature surround, double doors to dining room

Extended Dining Room

20'6" x 10'0" (6.26m x 3.05m)

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

Breakfast Kitchen

16'2" x 10'4" (4.93m x 3.15m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, space for fridge freezer, plumbing for washing machine, part tiled walls, luxury vinyl flooring, pantry cupboard, uPVC double glazed window to rear aspect, double doors to morning room

Morning Room

8'1" x 7'1" (2.48m x 2.17m)

uPVC double glazed window to rear aspect with plantation shutters, uPVC door to rear garden, luxury vinyl flooring, radiator

First Floor

Landing

uPVC double glazed window to side aspect, built in cupboard, access to loft space, laminate flooring

Bedroom 1

13'5" x 11'9" (4.11m x 3.59m)

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

Bedroom 2

11'9" x 11'6" (3.59m x 3.53m)

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

Bedroom 3

10'5" x 7'1" (3.19m x 2.16m)

uPVC double glazed window to front aspect with plantation shutters, radiator, laminate flooring, built in cupboard (housing Baxi boiler)

Family Bathroom

8'0" x 5'4" (2.45m x 1.65m)

white suite with panelled bath with mixer tap, wash hand basin and low level w.c., radiator, tiled floor and walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden

good sized west facing rear garden with patio area and lawn, gated access to front

Front Garden

walled front with double gated access to paved driveway leading to attached garage

Attached Garage

up and over door, power and light

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		