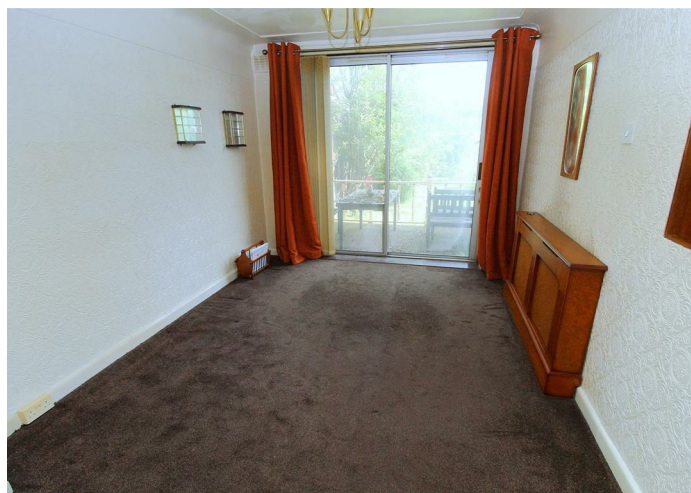




Grosvenor Waterford are delighted to offer for sale an extended four bedroom Sefton semi detached house located in the heart of Aintree Village. The large and spacious accommodation comprises; entrance porch, hall, lounge, dining room, kitchen and rear utility space. To the first floor there are four double bedrooms, bathroom and separate w.c.. Outside there is an enclosed rear garden and front garden with driveway leading to the garage. The property also benefits from double glazing and gas central heating and is offered with no ongoing chain. A very large family home in a great location - early viewing recommended.

£260,000



Porch

front entrance door and uPVC double glazed windows to front and side aspects

Entrance Hall

front door, radiator, stairs to first floor

Lounge 14'4" x 13'3" (4.37m x 4.06m)



double glazed window to front aspect, feature surround, open to dining room

Dining Room 10'5" x 9'5" (3.19m x 2.89m)



double glazed patio doors to rear garden, radiator

Kitchen 10'5" x 10'3" (3.18m x 3.14m)



fitted kitchen with a range of base and wall cabinets with

complementary worktops,, plumbing for washing machine, tiled walls, double glazed window to rear aspect, door to rear utility space

Rear Utility

door to rear garden, window to rear aspect

Frist Floor

Landing

access to loft space

Bedroom 1 13'3" x 13'6" (into doorway) (4.05m x 4.14m (into doorway))



double glazed window to front aspect, radiator, fitted wardrobes

Bedroom 2 11'8" x 13'6" (into doorway) (3.58m x 4.14m (into doorway))

double glazed window to rear aspect, radiator

Bedroom 3 10'1" x 9'0" (3.09m x 2.75m)



double glazed window to front aspect, radiator, built in cupboard

Bedroom 4 19'3" x 7'6" (5.89m x 2.31m)



double glazed windows to front and rear aspects, radiator

Bathroom 5'8" x 6'5" (1.74m x 1.981m)



corner bath and wash hand basin, tiled walls, double glazed window to rear aspect

Separate W.C. 5'8" x 2'9" (1.74m x 0.84m)

low level w.c., double glazed window to side aspect

Outside

Rear Garden



good sized rear garden with mature planting, lawn and timber deck

Attached Garage 20'4" x 7'7" (6.20m x 2.33m)

up and over door, power and light, door to rear garden

Front Garden

walled front with open access to lawn and paved driveway that leads to the integral garage

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		

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		



