



Greenwich Road, Aintree, Liverpool, L9 0JJ

£140,000

Grosvenor Waterford are pleased to offer for sale this three bedroom semi detached house, ideally situated for local shops, motorway network and just a short walk from Aintree train station.

A porch leads you to the entrance hall giving access to a living room, dining room and kitchen. Stairs lead to the first floor landing and three bedrooms and modern shower room. Outside there is a good sized detached garage and rear garden with a detached utility building with power, plumbing and light. There is a walled front with double gated access.

The property also benefits from part uPVC double glazing. A perfect family home that is offered with no ongoing chain.



Entrance Porch

uPVC front door and double glazed windows, tiled floor

Hall

glazed entrance door, electric wall heater, stairs to first floor

Living Room

14'6" x 11'8" (4.43m x 3.58m)
double glazed square bay window to front aspect, wall mounted electric heater

Dining Room

10'10" x 11'6" (3.32m x 3.53m)
double glazed patio doors to rear garden, wall mounted electric heater

Kitchen

7'5" x 7'8" (2.27m x 2.36m)
fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, tiled floor and walls, uPVC double glazed window to rear aspect, uPVC double glazed door to rear garden

First Floor

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

Bedroom 1
11'9" x 11'9" (3.60m x 3.59m)
double glazed window to front aspect, fitted wardrobes, electric wall heater

Bedroom 2
12'0" x 10'9" (3.67m x 3.28m)
uPVC double glazed window to rear aspect, fitted wardrobes

Bedroom 3
6'7" x 7'0" (2.01m x 2.14m)
double glazed window to front aspect, fitted wardrobes, electric wall heater

Shower Room
2.32m x 2.45m
shower cubicle with mains shower, wash hand basin and low level w.c., tiled walls, wall mounted heater, uPVC double glazed frosted window to rear aspect

Outside
Detached Garage
23'6" x 8'3" (7.18m x 2.53m)
up and over door, power and light, door to rear garden

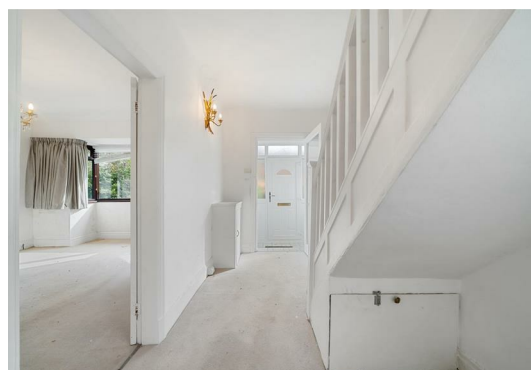
Utility Building
11'8" x 7'3" (3.56m x 2.23m)
uPVC fully glazed door and windows, fitted base cabinets with complementary worktops, plumbing for washing machine, space for tumble dryer and fridge freezer, tiled floor

Rear Garden
mature rear garden with gated access to front

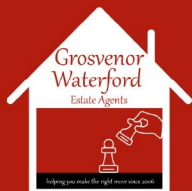
Front Garden
walled front with double gated access

Additional Information
Tenure : Freehold
Council Tax Band : C
Local Authority : Liverpool

Agents Note
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	27	
(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		78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		89
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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