



Grosvenor Waterford are delighted to offer a rare opportunity to purchase a recently renovated one bedroom semi detached bungalow situated in popular Aintree Village and convenient for local shops and transport links. The modern accommodation briefly comprises; entrance porch with storage cupboard, hall, living room, newly fitted kitchen, bedroom and newly fitted shower room. Outside there is an enclosed rear garden and open plan front garden facing a green. The property benefits from gas central heating and uPVC double glazing and is offered with no ongoing chain. Viewing recommended.

£165,000

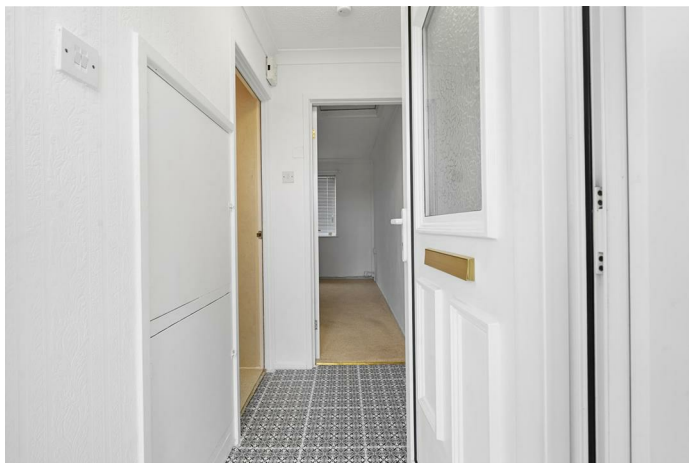


Entrance Porch 3'1" x 7'6" (0.95m x 2.29m)



uPVC double glazed sliding doors, tiled floor, built in storage cupboard

Hall 5'6" x 3'6" (1.70m x 1.09m)



uPVC front door, radiator, radiator, cupboard

Living Room 13'8" x 10'11" (4.19m x 3.35m)



uPVC double glazed window to front aspect, gas fire in feature surround, radiator, laminate flooring

Kitchen 11'0" x 6'5" (3.36m x 1.98m)



newly fitted kitchen with base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge and freezer, uPVC double glazed window to rear aspect, uPVC double glazed door to rear garden

- 1 Bed Semi Detached Bungalow
- Gas Central Heating
- Rear Garden

- EPC Rating D
- uPVC Double Glazing

- No Chain
- New Kitchen and Shower Room

Bedroom 11'2" x 10'7" (3.42m x 3.23m)



uPVC double glazed window to rear aspect, radiator, built in wardrobes and cupboard, access to loft space

Shower Room 6'8" x 5'6" (2.04m x 1.70m)



newly fitted with a shower cubicle with mains shower, wash hand basin and low level w.c. in vanity cabinet , chrome heated towel rail, uPVC double glazed frosted window to front aspect

Outside

Rear Garden



patio area and lawn, shed, gated access to front

Front Garden



open plan front laid mainly to lawn and overlooking a green

Additional Information

Tenure : Freehold
Council Tax Band : A
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		90
(81-91) B		
(69-80) C		68
(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



