



Hooton Road, Aintree, Liverpool, L9 4SF

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for Sale this beautiful four bedroom character semi detached property. Having been completely renovated recently by the current owners, the substantial accommodation briefly comprises; entrance hall, lounge, sitting room, dining room, kitchen and downstairs w.c.. To the first floor there are four bedrooms and a family bathroom. Outside is a large rear courtyard and gravelled front. The property also benefits from new uPVC double glazed windows, new gas central heating system and new floorings and decor throughout. An early viewing of this most desirable family home is highly recommended.

£230,000



Entrance Hall

new composite front door, radiator, laminate flooring, inset ceiling spotlights, understairs storage, stairs to first floor

Downstairs W.C.

low level w.c. and wash hand basin, laminate flooring, uPVC double glazed frosted window to side aspect

Lounge 14'5" (into bay) x 15'1" (4.40m (into bay) x 4.61m)



uPVC double glazed bay window to front aspect, radiator, laminate flooring

Sitting Room 13'6" x 10'9" (4.14m x 3.28m)

uPVC double glazed french doors to rear courtyard, radiator, laminate flooring

Dining Room 9'11" x 10'6" (3.03m x 3.22m)



uPVC double glazed window to rear aspect, radiator, laminate flooring, inset ceiling spotlights

Kitchen 7'0" x 8'9" (2.14m x 2.69m)



new fitted kitchen with a range of base and wall cabinets with

complementary quartz worktops and splashbacks, integrated oven and hob, plumbing for washing machine, laminate flooring, uPVC double glazed window to rear aspect, uPVC door to rear courtyard

First Floor

Landing

uPVC double glazed window to side aspect

Bedroom 1 14'5" (into bay) x 12'3" (4.40m (into bay) x 3.74m)



uPVC double glazed bay window to front aspect, radiator

Bedroom 2 13'6" x 10'9" (4.14m x 3.28m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 10'0" x 7'10" (3.05m x 2.40m)



uPVC double glazed window to rear aspect, radiator

Bedroom 4 8'5" x 9'0" (2.59m x 2.75m)



uPVC double glazed window to front aspect, radiator

Family Bathroom 8'9" x 7'0" (2.67m x 2.15m)



newly fitted bathroom with white suite comprising; panelled bath with shower over, wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, tiled floor and part tiled walls, access to loft space, uPVC double glazed frosted window to rear aspect

Outside

Rear Courtyard

large rear courtyard with brick built storage area

Front

gravelled front with passageway leading down side of property via gate to rear courtyard

Additional Information

Tenure : Freehold

Council Tax Band : B

Local Authority : Liverpool

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



