



Sandhurst Drive, Aintree Village, Liverpool, L10 6LU

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this three bedroom Sefton semi detached house situated in a sought after area of Aintree Village. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, kitchen and rear porch/w.c.. To the first floor there are three bedrooms, shower room and separate w.c.. Outside there is a walled front garden and driveway leading to an attached garage and a good sized rear garden. The property also benefits from uPVC double glazing, gas central heating, new roof tiles (last 10 years) and cavity wall insulation. Offered with no ongoing chain this is a great sized family home in a great location - early viewings worthwhile.

£225,000



Entrance Porch

uPVC double glazed sliding doors, tiled floor

Hall

entrance door, radiator, understairs cupboard, stairs to first floor

Lounge 14'4" x 13'2" (4.39m x 4.03m)



uPVC double glazed window to front aspect, radiator, gas fire in feature surround, open to dining room

Dining Room 9'10", 55'9" x 9'4" (3.17m x 2.86m)



uPVC double glazed window to rear aspect, radiator

Kitchen 10'4" x 10'4" (3.17m x 3.17m)



fitted kitchen with a range of base and wall cabinets with

complementary worktops, gas cooker, space for fridge freezer, radiator, tiled splashbacks, uPVC double glazed window to rear aspect, door to rear porch/w.c..

Rear Porch/W.C.

uPVC door to rear garden, tiled floor, low level w.c., uPVC double glazed window to side aspect

First Floor

Landing

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

Bedroom 1 13'5" x 13'7" (into doorway) (4.09m x 4.16m (into doorway))



uPVC double glazed window to front aspect, radiator

- 3 Bedroom Semi Detached
- Gas Central Heating
- Attached Garage

- EPC Rating TBC
- No Chain
- Cavity Wall Insulation

- uPVC Double Glazing
- Sought After Location
- New Roof Tiles (last 10 years)

Bedroom 2 11'8" x 13'7" (into doorway) (3.56m x 4.16m (into doorway))



uPVC double glazed window to rear aspect, radiator

Bedroom 3 10'4" x 8'11" (3.16m x 2.74m)



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

Shower Room 5'9" x 5'5" (1.76m x 1.67m)



modern shower room with walk in shower cubicle with electric shower, wash hand basin, radiator, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Separate W.C. 5'8" x 2'7" (1.75m x 0.81m)

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

Outside

Rear Garden



good sized rear garden with patio area. lawn, shed, greenhouse and planted borders

Front Garden

walled front with double gated access top paved driveway

Attached Garage 22'4" x 8'3" (6.83m x 2.53m)

up and over door, power and light, glazed window and door to rear aspect

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	



