



Grosvenor Waterford are delighted to offer for sale this extended three bedroom semi detached property situated in the sought after location of Aintree Village and convenient for local shops, schools and Old Roan station. The property offers spacious accommodation as follows; entrance hall, living room and extended open plan dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is a pleasant private rear garden with field behind and front garden with off road parking. The property also benefits from uPVC double glazing with new front windows installed in 2022 and gas central heating with a new boiler installed in 2022 and is offered with no ongoing chain. An early viewing is considered essential so you do not miss out on this good sized family home.

Offers over £245,000



Entrance Hall

uPVC front door and double glazed window, radiator, laminate flooring, under stairs storage cupboards, stairs to first floor, double doors to kitchen

Living Room 21'6" x 10'7" (6.57m x 3.25m)



uPVC double glazed curved bay window to front aspect, radiator, gas fire in feature surround, laminate flooring, inset ceiling spotlights, uPVC double glazed windows and door to rear aspect

Kitchen/Breakfast Room 27'8" x 7'7" (8.45m x 2.32m)



modern and extended kitchen and breakfast room with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, space for fridge freezer, plumbing for washing machine, two radiators, part tiled/part laminate floor, built in pantry cupboard, inset ceiling spotlights, uPVC double glazed windows to side and rear aspects, uPVC double glazed door to side aspect, open to dining room

Dining Room 11'1" x 9'4" (3.39m x 2.85m)



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

First Floor

Landing

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

- Extended 3 Bedroom Semi Detached
- Gas Central Heating (new boiler 2022)
- Private Rear Garden

- EPC Rating E
- uPVC Double Glazing (new front windows 2022)
- Sought After Location

- No Chain
- Off Road Parking

Bedroom 1 11'6" x 8'6" (3.53m x 2.61m)



uPVC double glazed curved bay window to front aspect, radiator, laminate flooring, fitted mirrored sliding wardrobes

Bedroom 2 10'7" x 9'7" (3.25m x 2.94m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 8'4" x 7'8" (2.56m x 2.36m)



uPVC double glazed window to rear aspect, radiator

Family Bathroom 7'8" x 7'3" (2.36m x 2.21m)



modern bathroom with white suite comprising: panelled bath with shower over, low level w.c. and wash hand basin in matching vanity cabinets, chrome heated towel rail, tiled floor and part tiled walls, uPVC double glazed frosted window to front aspect

Outside

Rear Garden



good sized rear garden which is not overlooked. patio area with lawn, shed and planted borders, gated access to front

Front Garden

walled front with open access to imprinted concrete driveway providing ample off road parking

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.





