



Grosvenor Waterford  
ESTATE AGENTS LIMITED

Leagate, Aintree, Liverpool, L10 1NH



Grosvenor Waterford are delighted to offer for this superb three bedroom townhouse situated on a popular residential estate off Sherwoods Lane, Aintree. The modern and stylish accommodation briefly comprises; entrance hall, lounge and recently fitted dining kitchen. To the first floor there are three bedrooms and a modern bathroom. Outside there is a private rear garden and open plan front garden with off road parking. The property also benefits from uPVC double glazing and gas central heating. An ideal purchase for a first time buyer or investor - early viewing definitely recommended.

£185,000



### Entrance Hall



uPVC front door, radiator, laminate flooring, stairs to first floor

### Lounge 14'3" x 12'0" (4.35m x 3.66m)



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

### Dining Kitchen 8'8" x 15'4" (2.65m x 4.69m)



recently fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated double oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator, tiled splashbacks, understairs cupboard, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

### First Floor

### Landing



built in cupboard, access to loft space

### Bedroom 1 11'9" x 8'7" (3.60m x 2.63m)



uPVC double glazed window to front aspect, radiator

**Bedroom 2 11'4" x 8'7" (3.46m x 2.63m)**



uPVC double glazed window to rear aspect, radiator

**Bedroom 3 8'1" x 6'5" (2.48m x 1.97m)**



uPVC double glazed window to rear aspect, radiator

**Family Bathroom 5'11" x 6'5" (1.82m x 1.97m)**



modern white suite comprising, panelled bath with mains shower over, wash hand basin and low level w.c., radiator, uPVC double glazed frosted window to front aspect

**Outside**

**Rear Garden**



private rear garden which is not overlooked with patio and lawn

**Front Garden**

open plan front with lawn, bin store and tarmac driveway

**Additional Information**

Tenure : Leasehold  
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](http://www.gov.uk/government/organisations/land-registry).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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