



A very rare opportunity to purchase a spacious three bedroom semi detached property in this small, private cul de sac off Ormskirk Road, Aintree. The well proportioned accommodation briefly comprises; entrance porch, hall, living room, family room and recently fitted dining kitchen with full integrated appliances. To the first floor there are three double bedrooms, a modern shower room and separate w.c. Outside there is a fabulous private rear garden with mature trees behind and a walled front with open access to a driveway and artificial lawn. The property also benefits from double glazing and gas central heating. A viewing is recommended for this substantial family home in a very unique and exclusive location.

£255,000



Entrance Porch

uPVC front door and double glazed windows to side and rear aspects, wood flooring

Hall



uPVC glazed door, radiator, tiled flooring, stairs to first floor, under stairs storage cupboard

Living Room 13'1" x 11'8" (4.00m x 3.56m)



uPVC double glazed bay window to front aspect, living flame gas fire in feature surround, radiator

Family Room 14'6" x 12'7" (4.42m x 3.85m)



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

Dining Kitchen 9'3" x 15'7" (2.84m x 4.76m)

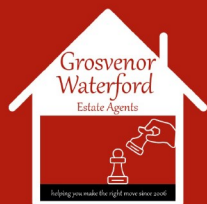


fitted kitchen with a range of modern handleless wall and base cabinets with complementary worktops, integrated oven and gas hob with extractor over, integrated dishwasher, two undercounter fridges, undercounter freezer and washing machine, radiator, wood flooring, inset ceiling spotlights, uPVC glazed door to rear garden, two uPVC double glazed windows to rear aspect

First Floor

Landing

double glazed window to rear aspect, access to floored loft space with power and light and under eaves storage



- 3 Bedroom Semi Detached

- EPC Rating TBC

- Very Private Cul de Sac Location

- Double Glazing

- Gas Central Heating

- Private Rear Garden

Bedroom 1 14'6" x 12'7" (4.42m x 3.86m)



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

Bedroom 2 9'3" x 12'7" (2.84m x 3.86m)



double glazed window to rear aspect, radiator

Bedroom 3 11'8" x 11'3" (3.56m x 3.43m)



uPVC double glazed window to front aspect, radiator

Shower Room 5'6" x 9'5" (1.70m x 2.89m)



modern white suite comprising; large walk in shower cubicle with mains shower and wash hand basin in vanity cabinet, tiled flooring and part tiled walls, inset ceiling spotlights, radiator, uPVC double glazed frosted window to side aspect

Separate W.C. 6'0" x 2'7" (1.85m x 0.80m)

white low level w.c., tiled flooring, double glazed window to rear aspect

Outside

Rear Garden

lovely private rear garden with mature trees behind and lawn, patio areas, power and light, sheds, gated access to front of property.
A rear utility store can also be accessed at the rear which has power and light and space for a tumble dryer and chest freezer

Front Garden

walled front with open access to driveway and artificial lawn

Additional Information

Tenure : Freehold
Council Tax Band : B
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		



