



Redbank Close, Aintree, Liverpool, L10 1AA **£369,950**

A rare opportunity to purchase this absolutely stunning Redrow built 'Marlow' four bedroom detached property enjoying a good sized plot with large driveway and south facing rear garden. Bought in 2017 this fabulous family home has been further improved by the current owners with 'Hammonds' bedroom furniture added to all bedrooms and a summer house and garden room added to the rear garden. The spacious accommodation briefly comprises; entrance hall, lounge, dining kitchen with granite worktops, utility room and downstairs w.c.. To the first floor are four bedrooms, the master having ensuite and a family bathroom. Outside there is a good sized rear private garden with electric awning and open plan front with driveway for several cars that leads to the integral garage. A truly stunning property in an enviable location - early viewing advised.



Entrance Hall

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

Lounge

16'10" x 11'2" (5.14m x 3.41m)

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



Dining Kitchen

14'9" x 13'7" (4.52m x 4.15m)

fabulous fitted kitchen with a range of base and wall cabinets with complementary granite worktops, integrated eye level oven and hob with extractor over, integrated fridge freezer and dishwasher, radiator, tiled floor and splashbacks, uPVC double glazed french doors and side panels to rear aspect

Utility Room

7'11" x 5'9" (2.43m x 1.76m)

base cabinet with complementary worktops, plumbing for washing machine, space for tumble dryer, built in cupboard, tiled floor and part tiled walls, door to rear garden



Downstairs W.C.

5'9" x 4'5" (1.76m x 1.35m)

low level w.c. and wall hung wash hand basin, tiled floor and part tiled walls, uPVC double glazed window to rear aspect

First Floor

Landing

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

Master Bedroom

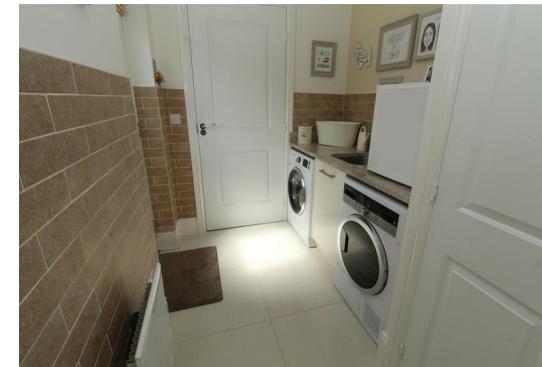
17'7" (max) x 11'2" (5.38m (max) x 3.41m)

uPVC double glazed window to front aspect, radiator, built in wardrobes and bedroom furniture, door to ensuite

Ensuite

6'10" x 5'1" (2.10m x 1.55m)

white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to front aspect



Bedroom 2

10'4" x 10'5" (3.17m x 3.19m)

uPVC double glazed window to rear aspect, radiator, built in wardrobes and bedroom furniture

Bedroom 3

12'9" x 9'9", (3.89m x 2.99,)

uPVC double glazed window to front aspect, radiator, built in wardrobes and bedroom furniture

Bedroom 4

10'5" x 9'2" (3.18m x 2.80m)

uPVC double glazed window to rear aspect, radiator, built in wardrobes and bedroom furniture

Family Bathroom

7'10" x 6'7" (2.40m x 2.01m)

white suite comprising; panelled bath with main shower over, wall hung wash hand basin and low level w.c., chrome heated towel rail, tiled floor and part tiled walls, uPVC double glazed window to side aspect



Outside

South Facing Rear Garden

beautiful landscaped rear garden with patio with electric awning and lawn with established planting, composite deck with garden room that could be used as gym/home office/study and separate summer house, gated access to driveway

Front Garden

open plan front with lawn and large driveway leading to the integral garage

Integral Garage

18'1" x 8'11" (5.52m x 2.72m)

up and over door, power and light

Additional Information

Tenure : Freehold

Council Tax Band : D

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	84
(81-91)	B	84
(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		



Grosvenor Waterford
ESTATE AGENTS LIMITED



197 Altway, Aintree, Liverpool L10 6LB

Tel: 0151 526 7638

Fax: 0151 526 7971

19 Utting Avenue, Anfield, Liverpool L4 7UN

Tel: 0151 523 4055

Email: info@grosvenorwaterford.co.uk