



**Malvern Grove, Aintree Village, Liverpool, L10 2LA**

**Grosvenor Waterford**  
ESTATE AGENTS LIMITED





£220,000





### Entrance Hall

double glazed front door and window, radiator, new carpet, understairs cupboard, stairs to first floor

### Living Room 10'9" x 10'11" (3.28m x 3.33m )



double glazed curved bay window to front aspect, radiator, new carpet, double sliding doors to dining room

### Dining Room 12'9" x 10'7" (3.89m x 3.23m )



double glazed patio doors to rear garden, feature fireplace, radiator, new carpet

### Kitchen 5'2" x 13'11" (1.58m x 4.25m )



newly fitted galley kitchen with a range of white high gloss base and wall

cabinets with contrasting black worktops, integrated oven and gas hob with extractor over, integrated fridge freezer, tiled splashbacks, new vinyl flooring, inset ceiling spotlights, pantry cupboard, double glazed windows to side and rear aspects, door to rear garden

### First Floor

#### Landing

double glazed window to side aspect, access to loft space

### Bedroom 1 10'8" x 11'10" (3.26m x 3.62m )



double glazed curved bay window to front aspect, radiator, newly plastered ceiling

Bedroom 2 10'8" x 9'10" (3.27m x 3.02m )



double glazed window to rear aspect, radiator

Bedroom 3 7'4" x 8'0" (2.25m x 2.46m )



double glazed window to rear aspect, radiator, wall mounted boiler

Family Bathroom 7'4" x 7'1" (2.25m x 2.18m )



part renovated bathroom with new shower tray and mains shower, wash hand basin and low level w.c., part tiled walls, inset ceiling spotlights, built in cupboard, double glazed frosted window to front aspect

Outside

Front Garden

walled front with open access to block paved driveway

Rear Garden



large rear garden with gated access to front

Garage

double wooden doors to front, door to rear

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](http://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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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