



Lincoln Drive, Aintree Village, Liverpool, L10 3LL £170,000

Grosvenor Waterford are pleased to offer for sale this three bedroom semi detached house situated in the heart of Aintree Village and convenient for local schools shops and transport links. The spacious accommodation briefly comprises; entrance hall, lounge, dining room, kitchen, utility and internal side passageway connecting front and back gardens with three attached brick storage areas. To the first floor there are three good sized bedrooms and a family bathroom. Outside there is a south facing rear garden and lawned front with paved driveway. The property also benefits from uPVC double glazing and gas central heating. An ideal family home, offered with no ongoing chain - early viewing advised.



Entrance Hall

uPVC front door, radiator, stairs to first floor, uPVC double glazed window to front aspect

Dining Room

12'2" (into bay) x 11'10" (3.71m (into bay) x 3.62m)
uPVC double glazed bay window to front aspect, radiator, wall mounted gas fire

Lounge

13'11" x 11'11" (4.26m x 3.65m)
uPVC double glazed window to rear aspect, electric fire in surround, radiator

Kitchen

10'6" x 6'4" (3.22m x 1.95m)
wall and base cabinets with complementary worktops, gas cooker, radiator, tiled floor, built in cupboard, uPVC double glazed window to rear aspect

Utility Room

9'1" x 5'9" (2.78m x 1.76m)
plumbing for washing machine, uPVC double glazed window to rear aspect

First Floor

Landing

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

Bedroom 1

14'0" x 9'5" (+doorway) (4.27m x 2.88m (+doorway))
uPVC double glazed window to rear aspect, radiator

Bedroom 2

9'7" x 11'10" (2.94m x 3.62m)
uPVC double glazed window to front aspect, radiator

Bedroom 3

7'6" x 9'1" (2.29m x 2.78m)
uPVC double glazed window to rear aspect, radiator, comb boiler

Family Bathroom

5'10" x 6'6" (1.80m x 2.00m)
panelled bath with electric shower over, low level w.c. and wash hand basin, radiator, uPVC double glazed frosted window to front aspect

Outside

Brick Storage

three separate storage areas off an internal alleyway which connects the front and back gardens

South Facing Rear Garden

private rear garden laid mainly to lawn with established planting

Front Garden

hedged front with lawn and paved driveway providing off road parking

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			83
(81-91) B			
(69-80) C		70	
(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			80
(81-91) B			
(69-80) C		66	
(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			