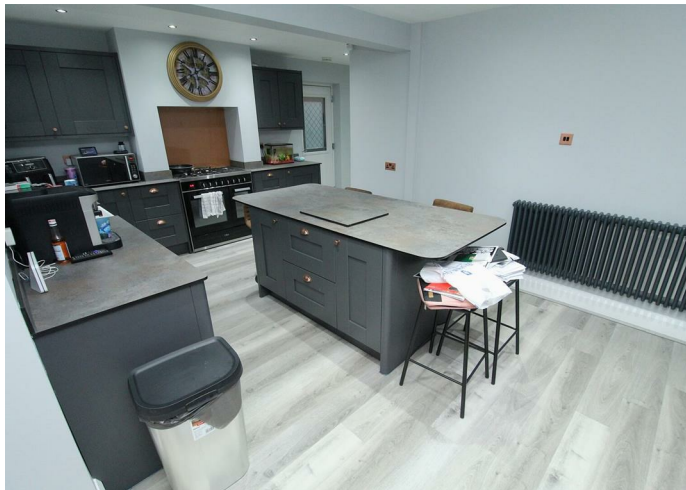




Nestled in the charming area of Aintree Village this splendid detached house offers a perfect blend of comfort and modern living. With four generously sized bedrooms and two well-appointed bathrooms this family home provides convenience for busy mornings and ensures that everyone has their own space. The layout of the home is thoughtfully designed, promoting a sense of openness and flow throughout the living areas.

Aintree Village is known for its friendly community atmosphere, making it an excellent choice for families and professionals alike and this detached house not only offers a comfortable living environment but also presents an opportunity to create lasting memories in a south facing rear garden in a welcoming neighbourhood. Whether you are looking to entertain guests or enjoy quiet family evenings, this home is sure to meet your needs. Do not miss the chance to make this delightful property your own.

£340,000



Vestibule

composite front door, luxury vinyl flooring, door to large cloakroom, inset ceiling spotlights

Entrance Hall



entrance door, two radiators, luxury vinyl flooring, inset ceiling spotlights, door to side aspect

Lounge 20'9" (max) x 13'9" (max) (6.33m (max) x 4.20m (max))



uPVC double glazed window to front aspect, radiator, laminate flooring, inset ceiling spotlights, built in cupboard

Dining Kitchen 19'1" x 10'7" (5.84m x 3.25m)



recently fitted quality kitchen with a range of larder, base and wall

cabinets with complementary worktops and centre island, gas range cooker, space for American fridge freezer, integrated washing machine, dishwasher and tumble drier, luxury vinyl flooring, radiator, inset ceiling spotlights, uPVC double glazed window to rear aspect, open to conservatory

Conservatory 11'0" x 10'7" (3.37m x 3.25m)



uPVC double glazed conservatory with french doors to rear garden, laminate flooring

Downstairs W.C.

uPVC double glazed window to side aspect, low level w.c., pedestal sink, tiled floor and walls, radiator, inset ceiling spotlights

First Floor

Landing

uPVC double glazed window to side aspect, access to loft space

- 4 Bedroom Detached House
- uPVC Double Glazing
- Large South Facing Rear Garden

- EPC Rating TBC
- Gas Central Heating
- Recently Redecorated with new floors downstairs

- New Kitchen installed 2022
- Conservatory

Master Bedroom 13'9" x 8'11" (4.20m x 2.73m)



uPVC double glazed window to front aspect, radiator, door to ensuite

Ensuite



spacious ensuite with shower cubicle with electric shower, pedestal sink, low level w.c., tiled floor and walls, radiator, inset ceiling spotlights, uPVC double glazed windows to side aspect

Bedroom 2 13'8" x 9'0" (4.17m x 2.76m)

uPVC double glazed window to rear aspect, radiator

Bedroom 3 9'10" x 8'8" (3.00m x 2.65m)

uPVC double glazed window to front aspect, radiator

Bedroom 4



uPVC double glazed window to rear aspect, radiator

Family Bathroom 6'1" x 6'0" (1.87m x 1.83m)



modern bathroom comprising; enclosed bath with electric shower over, low level w.c., pedestal sink, tiled floor and walls, radiator, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

Outside

South Facing Rear Garden

good sized rear garden with large new timber deck with courtesy lighting, lawn, new gated access to front

Front Garden

walled front with block paved driveway and gated access to rear garden

Additional Information

Tenure : Freehold
Council Tax Band : D
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



