Grosvenor Waterford
ESTATE AGENTS LIMITED

BRITISH PROPERTY AWARDS
GOLD WINNER
ESTATE AGENT IN LIVERPOOL

Bull Bridge Lane, Aintree Village, Liverpool, L10 6LZ
£245,000

Grosvenor Waterford are delighted to offer for sale this three bedroom Sefton Semi detached house situated in a popular location and convenient for local shops, schools and Old Roan Station. The spacious accommodation briefly comprises; entrance porch, hall, living room, dining room, kitchen, conservatory and rear utility space/w.c.. To the first floor there are three double bedrooms and a good sized bathroom with a bath and separate shower cubicle. Outside there is a pleasant rear garden and a front garden with off road parking that leads to the attached full length garage. The property also benefits from uPVC double glazing and gas central heating and is offered with the added advantage of no ongoing chain. A perfect family home in a great location - early viewing worthwhile.

Entrance Porch
uPVC double glazed windows and front door, tiled floor

Hall
uPVC fully glazed entrance door with glazed side panels, radiator, laminate flooring, under stairs cupboard, stairs to first floor

Living Room
12'11" x 14'11" (3.95m x 4.55m)
uPVC double glazed bay window to front aspect, radiator, laminate flooring, open to dining room

Dining Room
10'8" x 8'11" (3.27m x 2.74m)
uPVC double glazed patio doors to conservatory, radiator, laminate flooring

Kitchen
10'8" x 10'7" (3.26m x 3.25m)
fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated eye level double oven and gas hob with extractor over, space for fridge freezer, tiled floor and splashbacks, uPVC double glazed window to rear aspect, door to rear utility area and w.c.

Conservatory
11'3" x 7'9" (3.44m x 2.38m)
uPVC double glazed windows and doors, tiled flooring

Rear Utility Space/Downstairs W.C.
uPVC double glazed door to side aspect, plumbing for washing machine
w.c. with glazed window to rear aspect, tiled floor and low level w.c.

First Floor

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

Bedroom 1
13'9" x 13'2" (4.20m x 4.02m)
uPVC double glazed window to front aspect, radiator

Bedroom 2
10'8" x 13'2" (3.27m x 4.02m)
uPVC double glazed window to rear aspect, radiator, fitted bedroom furniture

Bedroom 3
10'5" x 8'9" (3.19m x 2.68m)
uPVC double glazed window to front aspect, radiator, built in cupboard

Family Bathroom
7'11" (max) x 8'11" (2.42m (max) x 2.73m)
white suite comprising; panelled bath, separate shower cubicle with main shower, wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted windows to side and rear aspects

Outside

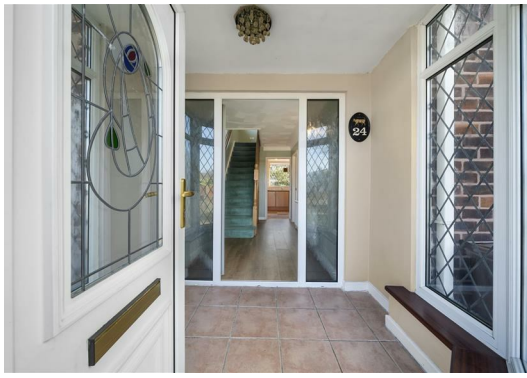
Full Length Attached Garage
26'0" x 8'2" (7.93m x 2.50m)
up and over door, power and light, uPVC double glazed window and door to rear aspect

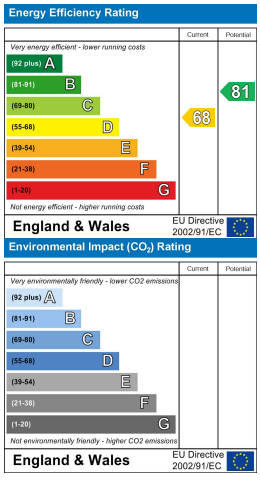
Rear Garden
good sized mature rear garden laid mainly to lawn

Front Garden
walled front with open access to lawn and block paved drive that leads to the attached garage

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.





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The Property Ombudsman

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