



**Lincoln Drive, Aintree Village, Liverpool, L10 3LJ**



**Grosvenor Waterford**  
ESTATE AGENTS LIMITED





Grosvenor Waterford are delighted to offer for Sale this fabulous three bedroom semi detached house, situated in the heart of popular Aintree Village and convenient for local shops, schools and Old Roan Station. The beautifully presented accommodation briefly comprises; entrance hall, dining room, lounge and kitchen. To the first floor there are three bedrooms and a modern bathroom. Outside there is a good sized rear garden and front garden with views over a green. The property also benefits from uPVC double glazing and gas central heating. A super family home - early viewing recommended

**£235,000**



### Entrance Hall

composite front door, radiator, karndean flooring

### Dining Room 12'3" (into bay) x 12'6" (3.74m (into bay) x 3.82m)



uPVC double glazed bay window to front aspect, radiator, karndean flooring

### Lounge 14'4" x 12'6" (4.39m x 3.83m)



uPVC double glazed french doors with uPVC double glazed side panels to rear garden. feature fireplace, karndean flooring, radiator

### Kitchen 8'7" x 5'9" (2.63m x 1.77m)



modern fitted kitchen featuring a range of wall and base cabinets with

complementary worktops, integrated oven and gas hob with extractor over, space for fridge freezer, plumbing for washing machine, karndean flooring, tiled splashbacks, uPVC double glazed windows to side and rear aspects, uPVC door to garden

### First Floor

#### Landing

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

### Bedroom 1 10'11" x 12'2" (3.35m x 3.73m)



uPVC double glazed window to rear aspect, radiator, fitted mirrored wardrobes



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- 3 Bedroom Semi Detached
- Two Reception Rooms
- Good Sized Rear Garden
- EPC Rating D
- uPVC Double Glazing
- Modern Finish Throughout
- Gas Central Heating

**Bedroom 2 12'6" x 12'2" (max) (3.82m x 3.73m (max) )**



uPVC double glazed window to front aspect, radiator, fitted wardrobes

**Bedroom 3 7'9" x 8'2" (2.37m x 2.49m)**



uPVC double glazed window to front aspect, radiator, fitted wardrobes, built in cupboard housing boiler, laminate flooring

**Family Bathroom 5'5" x 8'5" (1.66m x 2.59m)**



spacious bathroom with modern white suite comprising; low level w.c., wash hand basin in vanity cabinet, freestanding bath, shower cubicle with mains shower, tiled walls and flooring, inset ceiling spotlights, uPVC double glazed windows to side and rear aspects

#### Outside

#### Rear Garden



lawn, patio area, shed with electrics, gated access to front of house

#### Front Garden

open plan front with paved area and lawn

#### 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](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		75
(55-68) D	68	
(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		71
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



