



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







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

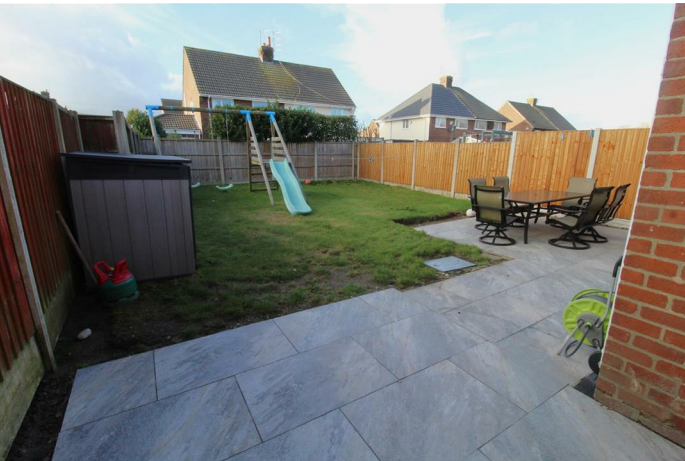
Family Bathroom 5'5" x 8'5" (1.66m x 2.59m)



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		
(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		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		







