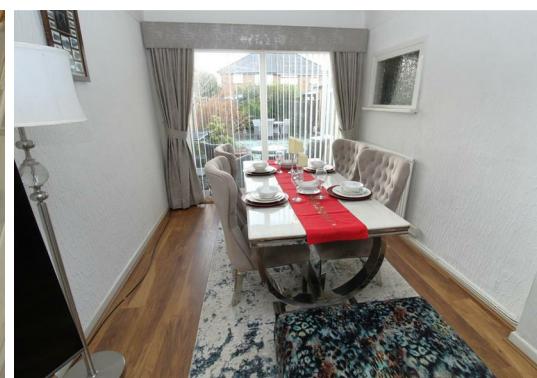




Cranwell Close, Aintree Village, Liverpool, L10 2LB **£240,000**

Grosvenor Waterford are delighted to offer for sale this beautiful and extended two bedroom semi detached bungalow, situated in sought after Aintree Village. The spacious accommodation briefly comprises; entrance hall, lounge, dining room, newly fitted breakfast kitchen (Feb 25) and conservatory, as well as two double bedrooms and a modern shower room. A pull out ladder gives access to a converted loft room with dormer to the rear aspect. Outside there is private rear garden with newly erected summerhouse/bar and walled front with block paved drive and detached garage. The property benefits from new uPVC double glazed windows and doors and gas central heating. A fabulous bungalow in a cul de sac location - early viewing recommended.



Entrance Hall

new composite front door, radiator, laminate flooring, pull out ladder giving access to loft room

Lounge

15'11" x 12'7" (4.86m x 3.84m)

new inset living flame gas fire, radiator, laminate flooring, open to dining room



Dining Room

8'11" x 8'10" (2.73m x 2.71m)

uPVC double glazed patio doors to rear garden, laminate flooring, radiator

Breakfast Kitchen

17'5" x 8'10" (5.32m x 2.71m)

new kitchen being fitted Feb 25

fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, radiator, wall mounted boiler, plumbing for washing machine, space for american style fridge freezer, pantry cupboard,, two uPVC double glazed windows to side aspect, door to conservatory and glazed window to rear aspect in process of being replaced with uPVC double glazed patio doors)



Conservatory

uPVC double glazed conservatory with french doors to rear garden, tiled floor

Bedroom 1

11'7" x 11'7" (to wardrobes) (3.54m x 3.54m (to wardrobes))

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

Bedroom 2

10'0" x 9'11" (3.06m x 3.04m)

uPVC double glazed window to front aspect, radiator

Shower Room

8'11" x 6'1" (2.74m x 1.87m)

modern shower room with shower cubicle with electric shower, wash hand basin in vanity cabinet, low level w.c., chrome heated towel rail, tiled floor and walls, built in cupboard, double glazed window to side aspect



Loft Room

14'7" x 13'8" (4.46m x 4.17m)

uPVC double glazed window to rear aspect, under eaves storage

Outside

Rear Garden

well maintained rear garden with patio areas with indian stone, lawn and established borders, gated access to side driveway and newly erected summerhouse/bar



Summerhouse / Bar

uPVC double glazed french doors to rear garden, laminate flooring, bar, inset ceiling spotlights and external lighting

Front Garden

new dwarf perimeter wall with opening onto block paved driveway leading down side of property to detached garage, lawn with established planting

Detached Garage

up and over door, uPVC double glazed window to side aspect, power and light, new roof

Additional Information

Tenure : Freehold

Council Tax Band : C

Local Authority : Sefton

Agents Note

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