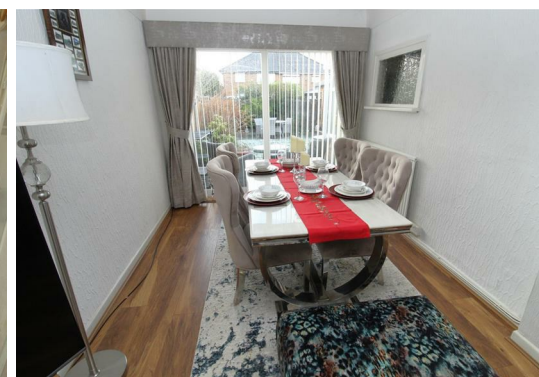




## **Cranwell Close, Aintree Village, Liverpool, L10 2LB**

### **£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

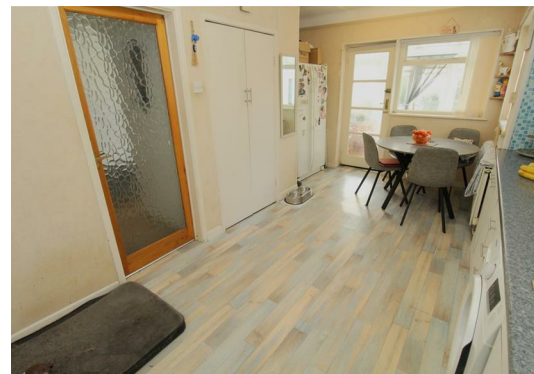
Tenure : Freehold

Council Tax Band : C

Local Authority : Sefton

### Agents Note

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		
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