



***100% PART EXCHANGE AVAILABLE ***

Grosvenor Waterford are delighted to offer for Sale this new build four bedroom detached home in sought after Aintree Village. Built to the builder's Mardale specification the accommodation briefly comprises; entrance hall, living room, dining kitchen with bi-fold doors, utility and downstairs w.c., with four bedrooms, the master having ensuite and a family bathroom to the first floor. Outside there is an enclosed rear garden and open plan front with driveway providing ample off road parking and leading to the detached double garage. All properties benefit from uPVC double glazing and gas central heating and high quality Zanussi appliances are fitted as standard. Located on the new development of Aintree Park and set in landscaped grounds a viewing is most definitely recommended.

£440,000



Entrance Hall

radiator, stairs to first floor, understairs cupboard

Living Room 19'1" x 11'4" (5.84m x 3.47m)



uPVC double glazed bay window to front aspect, radiator, electric fire in feature surround, inset ceiling spotlights

Dining Kitchen 11'2" x 9'3" + 10'0" x 14'10" (3.41m x 2.82m + 3.06m x 4.54m)



stunning fitted kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, integrated Zanussi appliances (integrated eye level double oven, microwave, hob with extractor over, fridge freezer), radiator, tiled floor, inset ceiling spotlights, plinth courtesy lighting, uPVC double glazed window to rear aspect, uPVC double glazed bi-fold doors opening onto rear garden

Utility 6'0" x 4'1" (1.84m x 1.27m)

Zanussi washing machine, tiled floor, boiler

Downstairs W.C. 6'9" x 3'4" (2.07m x 1.02m)

uPVC double glazed window to front aspect, low level w.c., wash hand basin, tiled flooring, chrome heated towel rail

First Floor

Landing

uPVC double glazed window to side aspect, loft access, built in cupboard

Master Bedroom 12'7" x 10'0" (3.85m x 3.07m)



uPVC double glazed window to front aspect, radiator, inset ceiling spotlights, built in wardrobes

Ensuite



shower cubicle, low level w.c., wash hand basin, chrome heated towel rail, tiled floor, uPVC double glazed frosted window to side aspect



- 100% Park Exchange Available
- Gas Central Heating
- Quality Electrolux appliances fitted as standard

- 4 Bedroom Detached Property
- uPVC Double Glazing
- Detached Double Garage

- EPC Rating B
- Utility & Downstairs W.C.
- Reserve your Next Home for as little as £300

Bedroom 2 11'1" x 9'4" (3.39m x 2.86m)



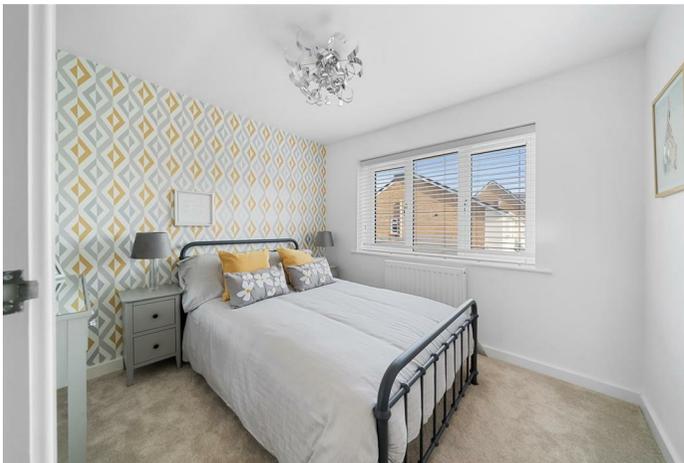
uPVC double glazed window to rear aspect, radiator, built in wardrobes

Bedroom 4 8'11" x 8'11" (2.74m x 2.74m)



uPVC double glazed window to front aspect, radiator, built in cupboard

Bedroom 3 9'7" x 8'5" (2.94m x 2.59m)



uPVC double glazed window to rear aspect, radiator, built in wardrobes

Family Bathroom 6'0" x 5'5" (1.85m x 1.66m)



panelled bath with shower and screen over, low level w.c., wash hand basin, chrome heated towel rail, tiled floor, uPVC double glazed window to side aspect

Outside

Rear Garden
enclosed rear garden

Front Garden
open plan front with driveway to side providing off road parking and leading to the rear detached double garage

Detached Double Garage

up and over door, power and light

Note

A management company will maintain the open spaces throughout the development. The charge for this is £300 per annum.

100% Part exchange offered on all properties (subject to valuation)

All reservations are £300, which is non refundable

All buyers must use the Builder's nominated Mortgage Adviser whose fee of £295 will be covered by the Builder

All buyers must use the Builder's panel Solicitors and the Builder will provide a £250 incentive to their fee

Agents Note

PHOTOGRAPHS ARE FOR ILLUSTRATION PURPOSES ONLY AND REPRESENT A TYPICAL 'MARDALE' PROPERTY ON THIS SITE.

All property descriptions comply with Consumer Protection from Unfair Trading Regulations (2008) and Business Protection from Misleading Marketing Regulation (2008). All room measurements are approximate and given for guidance purposes only. All services and appliances have not been tested.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



