Grosvenor Waterford
ESTATE AGENTS LIMITED

BRITISH PROPERTY AWARDS
GOLD WINNER
ESTATE AGENT IN LIVERPOOL

Kempton Park Road, Aintree Village, Liverpool, L10 6NH
£197,500

Grosvenor Waterford are delighted to offer for sale this extended two bedroom semi detached bungalow in sought after Aintree Village and convenient for all local amenities and transport links. The accommodation briefly comprises; entrance porch, hall, living room, kitchen, two bedrooms, shower room, conservatory and loft room. Outside there is a west facing rear garden, detached garage and walled front garden with driveway. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. An early viewing is recommended.

Entrance Porch
uPVC front door and uPVC double glazed windows to side and front aspects, tiled floor

Hall
uPVC door, built in cupboards, tiled floor, radiator

Living Room
15'5" x 11'6" (4.72m x 3.51m)
uPVC double glazed bay window to front aspect, gas fire in feature surround, radiator, luxury vinyl flooring

Kitchen
10'3" x 6'6" (3.14m x 1.99m)
modern fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker point, plumbing for washing machine, space for fridge freezer, tiled floor and splashbacks, uPVC double glazed window to side aspect

Inner Hall

Bedroom 1
14'1" x 9'2" (4.31m x 2.80m)
uPVC double glazed window to rear aspect, radiator

Bedroom 2
8'11" x 8'8" (2.74m x 2.65m)
uPVC double glazed french doors to conservatory, radiator, luxury vinyl flooring, stairs to first floor

Shower Room
6'5" x 5'9" (1.96m x 1.77m)
modern white suite comprising; shower cubicle with electric shower, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted window to side aspect

Conservatory
8'6" x 15'6" (2.60m x 4.74m)
uPVC double glazed conservatory with french doors to rear garden, radiator, luxury vinyl flooring

First Floor

Loft Room
10'2" x 17'2" (3.10m x 5.25m)
uPVC double glazed window to side aspect, under eaves storage, cupboard housing Vaillant boiler

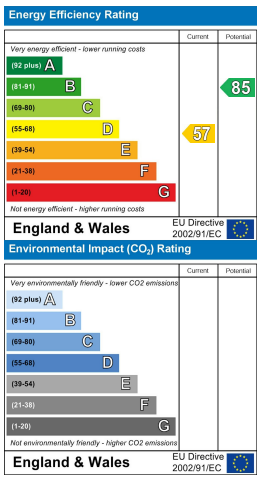
Outside

Rear Garden
west facing rear garden with patio extending around to the side, lawn and established borders

Front Garden
walled front with double gated access to lawn and tarmac driveway, leading via further gate to a detached garage

Detached Garage
up and over door

Additional Information
Tenure : Leasehold
Council Tax Band : C
Local Authority : Sefton



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The Property Ombudsman

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