

Downside Drive, Aintree Village, Liverpool, L10 8LJ

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The Property Ombudsman

197 Altway, Aintree, Liverpool, L10 6LB
Tel: 0151 526 7638
Email: info@grosvenorwaterford.com

A rare opportunity to purchase a stunning extended four bedroom Sefton semi detached in a sought after cul de sac off Wango Lane, Aintree Village with a very private rear garden backing on to the Canal. The spacious accommodation briefly comprises; entrance porch, hall, living room, play room/office, open plan dining/kitchen/entertaining space, utility room and downstairs w.c.. To the first floor there are four double bedrooms and a very large family bathroom. Outside as well as the fabulous private rear garden with bar/summerhouse there is an open plan block paved front driveway. The property also benefits from uPVC double glazing with plantation shutters to the front and gas central heating. A viewing is highly recommended for this substantial and quality family home.

Offers over £400,000







Entrance Porch
composite front door and uPVC double glazed windows, tiled floor, inset ceiling spotlights

Hall
composite entrance door, radiator, laminate herringbone floor, inset ceiling spotlights, understairs cupboard, stairs to first floor

Living Room 14'0" x 10'10" (4.27m x 3.31m)
uPVC double glazed window with plantation shutters to front aspect, media wall, radiator, laminate herringbone floor

Play Room/Office 16'1" x 7'8" (4.92m x 2.36m)
uPVC double glazed window with plantation shutters to front aspect, radiator, laminate herringbone floor, inset ceiling spotlights

Family Area 10'8" x 14'0" (3.26m x 4.27m)



tiled floor, inset ceiling spotlights, open to dining room

Dining Area 9'4" x 12'8" (2.86m x 3.88m)
uPVC double glazed bi-fold doors to rear garden, vertical radiator, tiled floor, inset ceiling spotlights, skylight, open to kitchen

Kitchen 13'11" x 11'3" (4.25m x 3.45m)



stunning fitted kitchen featuring a range of wall and base cabinets and centre island/breakfast bar with complimentary quartz worktops and upstands, integrated eye level oven, microwave and hob with extractor over, plumbing for washing machine, integrated fridge and freezer, integrated dishwasher, tiled floor, inset ceiling spotlights, two vertical radiators, skylight, uPVC double glazed window to rear aspect, door to utility

Utility Room 3'2" x 7'0" (0.97m x 2.14m)
plumbing for washing machine, tiled floor, inset ceiling spotlights

Downstairs W.C.
low level w.c. and wash hand basin, tiled floor, part tiled walls

First Floor

Landing
built in cupboard, access to loft space

Bedroom 1 12'11" x 10'10" (3.95m x 3.31m)



uPVC double glazed window with plantation shutters to front aspect, radiator, fitted wardrobes

Bedroom 2 11'8" x 10'10" (3.58m x 3.31m)



uPVC double glazed window to rear aspect, radiator, laminate flooring

- 4 Bedroom Sefton Semi Detached
- Detached Bar/Summerhouse to Rear of Garden
- Very Private Rear Garden with Composite Deck and Artificial Lawn
- EPC Rating C
- uPVC Double Glazing with Plantation Shutters to Front
- Cul de Sac Location
- Single & Double Storey Extensions
- Gas Central Heating

Bedroom 3 19'7" x 7'8" (5.99m x 2.36m)

uPVC double glazed window with plantation shutters to front aspect, radiator, inset ceiling spotlights, fitted wardrobes

Bedroom 4 10'1" x 6'8" (3.09m x 2.05m)



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

Family Bathroom 5'0" x 15'4" (1.54m x 4.69m)



unbelievably spacious bathroom with modern suite comprising; walk in shower with mains shower, roll top bath, low level w.c. and wash hand basin, traditional chrome heated towel radiator, tiled floor and walls, inset ceiling spotlights, two uPVC double glazed frosted windows to rear aspect

Outside

Rear Garden



raised composite deck stepping down to artificial lawn with paved area surrounding

Bar/Entertaining Room 12'1" x 21'10" (3.69m x 6.66m)



uPVC double glazed french doors and two windows, range of base units for storage under bar with lights and stools, built in seating area., wall heater, laminate flooring

Front Garden

open plan front with block paved driveway

Additional Information

Tenure : Freehold
Council Tax Band : D
Local Authority : Sefton

Agents Note

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