



Leagate, Aintree, Liverpool, L10 1NH

Grosvenor Waterford  
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this fabulous extended four bedroom semi detached property situated on the popular Leagate/Twigden development. The modern and spacious accommodation benefits from a wrap around extension and briefly comprises; entrance hall, lounge, large open plan dining kitchen/family room, utility room, downstairs bedroom and downstairs bathroom. To the first floor are a further three bedrooms and second family bathroom. Outside there is great sized stunning south facing rear garden and open plan front with tarmac driveway. The property also benefits from gas central heating and uPVC double glazing. A truly wonderful family home on a good sized plot - early viewing is recommended.

£255,000



### Entrance Hall

composite front door, laminate flooring, stairs to first floor

### Lounge 14'3" x 12'0" (4.36m x 3.67m)



uPVC double glazed window to front aspect, radiator, electric fire in feature surround, laminate flooring

### Kitchen/Dining/Family Room 18'6" x 14'3" plus 8'8" x 8'6" (5.65m x 4.35m plus 2.66m x 2.61m)



fabulous kitchen and entertaining space with a white high gloss kitchen with a large range of base and wall cabinets with complementary black worktops and splashbacks, gas range cooker, space for fridge freezer, two radiators, laminate flooring, inset ceiling spotlights, two uPVC double glazed windows to rear aspect, uPVC double glazed french doors to rear garden

### Utility Room 4'6" x 7'4" (1.38m x 2.26m)

worktop with plumbing underneath for washing machine and space for tumble dryer

### Downstairs Bathroom 4'8" x 7'4" (1.43m x 2.26m)

white suite comprising; corner bath with mains shower over, wash hand basin and low level w.c., radiator, uPVC double glazed frosted window to side aspect

### Bedroom 4 14'1" x 7'4" (4.30m x 2.26m)



uPVC double glazed window to front aspect, radiator

### First Floor

### Landing

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

**Bedroom 1 11'9" x 8'8" (3.59m x 2.66m)**



uPVC double glazed window to front aspect, radiator

**Bedroom 3 8'2" x 6'5" (2.50m x 1.98m)**



uPVC double glazed window to rear aspect, radiator

**South Facing Rear Garden**



good sized beautiful rear garden with lawn and landscaped borders, patio areas and gated access to rear

**Bedroom 2 11'6" x 8'8" (3.51m x 2.66m)**



uPVC double glazed window to rear aspect, radiator

**Family Bathroom 6'0" x 6'5" (1.84m x 1.97m)**



white suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., radiator, uPVC double glazed frosted window to front aspect

**Outside**

**Front Garden**

hedged front with lawn and tarmac driveway providing off road parking

**Additional Information**

Tenure : Leasehold  
Council Tax Band : B  
Local Authority : Liverpool

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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