



Furlong Close, Aintree, Liverpool, L9 0NL Offers over £215,000

Grosvenor Waterford are delighted to offer for sale this beautifully presented three bedroom semi detached house, built by Morris Homes to their 'The Toft' specification. The property enjoys a cul de sac location on the popular Foxhunter development in Aintree. The accommodation briefly comprises; entrance porch, lounge, dining room and modern fitted kitchen. To the first floor there are three bedrooms, the master having en suite and a family bathroom. Outside there is a good sized rear garden and an open plan front garden with ample off road parking. The property also benefits from uPVC double glazing and gas central heating. A great family home - early viewing advised.



Entrance Porch

front door

Lounge

14'6" x 15'7" (4.44m x 4.76m)

uPVC double glazed window to front aspect, gas fire in feature surround, two radiators, stairs to first floor, open to dining room

Dining Room

10'0" x 7'1" (3.06m x 2.16m)

uPVC double glazed french doors to conservatory, radiator, open to kitchen

Kitchen

10'0" x 8'1" (3.06m x 2.48m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, space for fridge freezer, plumbing for washing machine, tiled splashbacks, uPVC double glazed window to rear aspect

Conservatory

9'3" x 7'4" (2.84m x 2.25m)

uPVC double glazed conservatory with french doors to rear garden, tiled floor

First Floor

Landing

access to loft space

Master Bedroom

13'1" (max) x 9'3" (4.01m (max) x 2.83m)

uPVC double glazed window to front aspect, radiator, fitted wardrobes and bedroom furniture

Ensuite

4'1" (max) x 9'2" (1.26m (max) x 2.81m)

white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., radiator, tiled floor and part tiled walls, uPVC double glazed window to side aspect

Bedroom 2

8'11" x 8'10" (2.73m x 2.71m)

uPVC double glazed window to rear aspect, radiator, fitted wardrobes

Bedroom 3

10'0" x 6'0" (3.05m x 1.85m)

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

Family Bathroom

5'10" x 6'6" (1.79m x 1.99m)

modern white suite comprising; panelled bath, wash hand basin and low level w.c., radiator, tiled floor and part tiled walls, uPVC double glazed frosted window to front aspect

Outside

Rear Garden

Front Garden

Additional Information

Tenure : Freehold

Council Tax Band : C

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.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-81) B | | 86 |
| (69-80) C | 70 | |
| (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 | | |
| (81-81) B | | 84 |
| (69-80) C | 68 | |
| (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 | | |