



A rare opportunity to purchase an unusual 3 bedroom Sefton semi detached, house tucked away in a cul de sac off Wango Lane, Aintree Village. There are only a handful of similar style houses in the Village with three large bedrooms to the first floor and bathroom with separate w.c. and entrance porch, living room, dining room and kitchen/breakfast room to the ground floor. Outside there is a lovely mature rear garden and a front garden with ample parking leading to the attached garage. The property also benefits from uPVC double glazing and gas central heating. Just because it is different in layout to the other semi detached properties in Aintree Village we would expect a lot of interest and a viewing is definitely recommended.

£235,000



Entrance Porch

uPVC front door

Living Room 14'4" x 14'2" (4.38m x 4.32m)



uPVC double glazed window to front aspect, radiator, electric fire in feature surround, double doors to dining room

Dining Room 10'8" x 8'10" (3.27m x 2.70m)



uPVC double glazed window to rear aspect, radiator

Kitchen 13'9" x 11'0" (4.21m x 3.37m)



fitted kitchen with a range of cabinets with complementary

worktops, gas cooker, plumbing for washing machine, space for fridge freezer, radiator, tiled splashbacks, understairs cupboard, uPVC double glazed window to rear aspect, uPVC door to rear garden

Inner Hall

First Floor

Landing

turned staircase, uPVC double glazed frosted window to side aspect, radiator, airing cupboard, access to loft space

Bedroom 1 14'2" x 13'3" (4.32m x 4.04m)



uPVC double glazed window to front aspect, radiator

- 3 Bedroom Sefton Semi

- Integral Garage

- uPVC Double Glazing

- EPC Rating C

- Three Double Bedrooms

- Two Reception Rooms and Breakfast Kitchen

- Gas Central Heating

Bedroom 2 13'3" x 10'8" (4.04m x 3.27m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 10'11" x 10'3" (3.34m x 3.13m)



uPVC double glazed window to front aspect, radiator

Family Bathroom 9'5" x 4'5" (2.88m x 1.36m)



white suite comprising; panelled bath, pedestal sink, part tiled walls, radiator, uPVC double glazed frosted window to rear aspect

Separate W.C.

uPVC double glazed window to side aspect, low level w.c., part tiled walls

Outside

Rear Garden



patio and lawn with established borders, gated access to front

Front Garden

walled front with tarmac drive leading to the integral garage, lawn with established planting

Integral Garage 17'1" x 8'1" (5.23m x 2.47m)

up and over door, power and light, wall mounted combi boiler

Additional Information

Tenure : Freehold

Council Tax Band : C

Local Authority : Sefton

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		
(81-91) 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		



