



Wango Lane, Aintree Village, Liverpool, L10 8JG By auction £190,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000

Grosvenor Waterford are pleased to offer for Auction this four bedroom bow bay Sefton semi detached house that benefits from a double storey extension and two single storey extensions, making this a substantial family home. Situated on popular Wango Lane in sought after Aintree Village the accommodation briefly comprises; entrance hall, lounge, extended dining room, kitchen, morning room and downstairs shower room. To the first floor there are four good sized bedrooms and a family bathroom. Outside there is an enclosed rear garden and walled front with block paved drive that leads to the integral garage. The property also benefits from double glazing and gas central heating and is offered with no ongoing chain. Please note that the side extension has suffered from structural movement so please see the accompanying report. Buyers are invited to make their own investigations.



Entrance Hall

front door, radiator, understairs cupboard, stairs to first floor

Lounge

12'7" (+bay) x 13'5" (3.84m (+bay) x 4.10m)

double glazed bow bay window to front aspect, gas fire in modern surround, radiator, open to dining room

Extended Dining Room

16'9" x 9'6" (max) (5.11m x 2.90m (max))

double glazed patio doors to rear garden, radiator

Kitchen

10'4" x 10'5" (3.17m x 3.18m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated double oven and gas hob with extractor over, under counter fridge and freezer, tiled splashbacks, double glazed window to rear aspect

Inner Hall

giving access to morning room, downstairs shower room and integral garage, tiled floor

Morning Room

11'0" x 11'3" (3.36m x 3.45m)

uPVC double glazed patio doors to rear garden, double glazed window to side aspect, radiator

Downstairs Shower Room

4'7" x 8'5" (1.41m x 2.57m)

walk in shower with electric shower, wash hand basin and low level w.c., radiator, tiled floor and walls

First Floor**Landing**

built in cupboard, access to loft space

Bedroom 1

13'2" (+bay) x 11'1" (4.03m (+bay) x 3.38m)

double glazed bow bay window to front aspect, radiator

Bedroom 2

11'9" x 13'10" (into doorway) (3.59m x 4.22m (into doorway))

double glazed window to rear aspect, radiator

Bedroom 3

10'0" x 9'1" (3.07m x 2.78m)

double glazed window to front aspect, radiator, built in cupboard

Bedroom 4

25'3" x 7'10" (7.71m x 2.39m)

double glazed windows to front and rear aspects, two radiators

Family Bathroom

5'5" x 8'11" (1.67m x 2.72m)

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

Outside**Rear Garden**

ornamental paved rear garden with planted borders, shed

Front Garden

walled front with open access to block paved driveway

Integral Garage

up and over door, power and light, plumbing for washing machine

Additional Information

Tenure : Freehold

Council Tax Band : D

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		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(39-54) E		
(21-38) F		
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