



Grosvenor Waterford  
ESTATE AGENTS LIMITED

Altway, Liverpool, Aintree Village, L10  
£230,000

Grosvenor Waterford are delighted to offer for sale this three bedroom Sefton semi detached house situated in a sought after area of Aintree Village. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, newly fitted kitchen and rear utility space. To the first floor there are three bedrooms, bathroom and separate w.c.. Outside there is a walled front garden and driveway leading to the attached garage and a good sized rear garden. The property also benefits from upVC double glazing and gas central heating and is offered with no ongoing chain. A perfect family home close to Altway shops, Both local Primary schools and the local doctors surgery - early viewing recommended.

#### Entrance Porch

composite front door, uPVC double glazed windows to front and side aspects

#### Hall

front door, radiator, stairs to first floor

#### Lounge

14'5" x 13'5" (4.40m x 4.11m)

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

#### Dining Room

10'5" x 9'4" (3.19m x 2.85m)

uPVC double glazed window to rear aspect, radiator

#### Kitchen

10'4" x 10'5" (3.16m x 3.20m)

newly fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated double oven and hob with extractor over, plumbing for washing machine, space for fridge freezer, built in pantry cupboard, laminate flooring, uPVC double glazed window to rear aspect, door to utility

#### Utility

uPVC door to rear garden

#### First Floor

#### Landing

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

#### Bedroom 1

13'2" x 13'7" (4.03m x 4.15m)

uPVC double glazed window to front aspect, radiator

#### Bedroom 2

11'10" x 13'7" (3.62m x 4.15m)

uPVC double glazed window to rear aspect, radiator

#### Bedroom 3

10'2" x 8'11" (3.12m x 2.74m)

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

#### Bathroom

5'9" x 5'11" (1.76m x 1.81m)

white suite comprising; shower bath with mains shower over and wash hand basin, chrome heated towel rail, uPVC double glazed frosted window to rear aspect

#### Separate W.C.

5'9" x 2'8" (1.76m x 0.82m)

low level w.c., uPVC double glazed frosted window to side aspect

#### Outside

##### Rear Garden

good sized rear garden with patio, lawn and established borders

##### Front Garden

walled front with open access to lawn and tarmac driveway that leads to the attached garage

##### Attached Garage

##### Additional Information

Tenure :

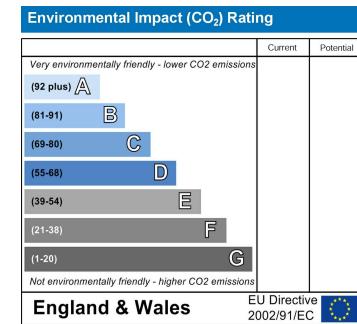
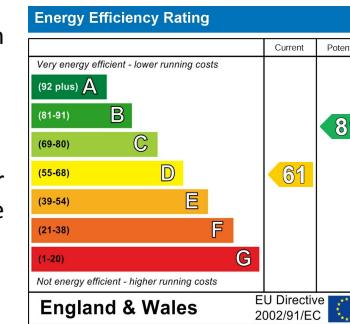
Council Tax Band :

Local Authority :

##### 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).



**Grosvenor Waterford**  
ESTATE AGENTS LIMITED



197 Altway, Aintree, Liverpool L10 6LB

Tel: 0151 526 7638

Fax: 0151 526 7971

19 Utting Avenue, Anfield, Liverpool L4 7UN

Tel: 0151 523 4055

Email: [info@grosvenorwaterford.co.uk](mailto:info@grosvenorwaterford.co.uk)