

Grosvenor Waterford
Estate Agents
helping you make the right move since 2006

Redbank Close, Aintree, Liverpool, L10 1AA

The Property Ombudsman

197 Altway, Aintree, Liverpool, L10 6LB
Tel: 0151 526 7638
Email: info@grosvenorwaterford.com

Grosvenor Waterford are delighted to offer for Sale this Redrow built 'Stratford' four bedroom detached property in a small development off Sherwoods Lane, Aintree. Bought in 2018 the spacious accommodation briefly comprises; entrance hall, living room, dining kitchen and downstairs w.c.. To the first floor are four good sized bedrooms, the master having ensuite and a family bathroom. Outside there is a good sized rear garden with patio, composite deck and artificial lawn and open plan front with artificial lawn and tarmac driveway leading down the side of the property to a detached garage. A quality built and fabulous family home in an exclusive cul de sac - early viewing recommended.

£340,000







Entrance Hall
composite front door, radiator, turned staircase to first floor, understairs cupboard

Living Room 16'2" x 12'7" (4.94m x 3.86m)



uPVC double glazed bay window to front aspect, radiator

Dining Kitchen and Family Room 19'4" x 23'4" (5.91m x 7.13m)



fabulous entertaining space with a good range of base, wall and larder cabinets with complementary worktops and breakfast bar/island, integrated AEG double oven and gas hob with extractor over, integrated fridge freezer and dishwasher, tiled floor and splashbacks, vertical radiator, inset ceiling spotlights, utility cupboard (with plumbing for washing machine and space for tumble dryer), uPVC double glazed window and french doors with full height glazed side panels to rear aspect

Downstairs W.C. 5'3" x 3'7" (1.62m x 1.11m)
low level w.c. and wash hand basin, radiator, tiled floor, inset ceiling spotlights, uPVC double glazed window to front aspect

Study 9'7" x 7'6" (2.93m x 2.31m)

First Floor

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

Bedroom 2 11'11" x9'3" (3.65m x2.83m)



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

Walk in Closet 7'3" x 5'10" (2.23m x 1.79m)

Bedroom 3 11'8" x 7'6" (3.57m x 2.31m)



uPVC double glazed window to front aspect, radiator

- Redrow Built 4 Bedroom Detached Property
- Gas Central Heating
- Cul de Sac Location
- EPC Rating B
- Front & Rear Gardens with Artificial Lawns
- uPVC Double Glazing
- Tarmac Driveway & Detached Garage

Bedroom 4 10'5" x 7'6" (3.18m x 2.31m)



uPVC double glazed window to rear aspect, radiator

Bedroom 5 8'7" x 8'7" (2.64m x 2.64m)

uPVC double glazed window to rear aspect, radiator

Family Bathroom 6'11" x 6'5" (2.13m x 1.98m)



white suite comprising; panelled bath with mains shower over, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and part tiled walls, inset ceiling spotlights, built in cupboard, uPVC double glazed frosted window to rear aspect

Second Floor

Master Bedroom 15'9" x 15'5" (4.82m x 4.72m)



uPVC double glazed bay window to front aspect, radiator, fitted wardrobes, door to ensuite

Ensuite 7'11" x 7'6" (2.42m x 2.31m)

white suite comprising; shower cubicle with mains shower over, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

Walk in Closet 9'0" x 7'6" (2.76m x 2.31m)

Outside

Rear Garden



good sized rear garden with patio, raised composite deck and artificial lawn

Detached Utility

Front Garden

open plan front with artificial lawns and tarmac driveway leading to the detached garage

Additional Information

Tenure : Freehold
Council Tax Band : D
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.













