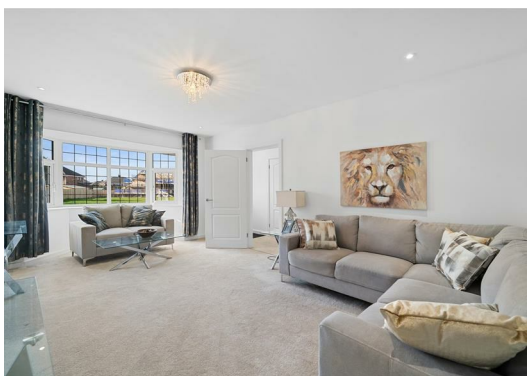


Westhead Green, Aintree Village, Liverpool, L10 8JQ
Part exchange considered £399,995

***100% PART EXCHANGE AVAILABLE ***
*** FULL STAMP DUTY PAID AT A MAIN RESIDENCY STATUS - £11,500 ***
Grosvenor Waterford are delighted to offer for Sale this new build four bedroom detached home in sought after Aintree Village. Built to the builder's Mardale specification the accommodation briefly comprises; entrance hall, living room, dining kitchen with bi-fold doors, utility and downstairs w.c., with four bedrooms, the master having ensuite and a family bathroom to the first floor. Outside there is an enclosed rear garden and open plan front with driveway providing ample off road parking and leading to the detached double garage. All properties benefit from uPVC double glazing and gas central heating and high quality Zanussi appliances are fitted as standard. Located on the new development of Aintree Park and set in landscaped grounds a viewing is most definitely recommended.







Entrance Hall
radiator, stairs to first floor, understairs cupboard

Living Room
19'1" x 11'4" (5.84m x 3.47m)
uPVC double glazed bay window to front aspect, radiator, electric fire in feature surround, inset ceiling spotlights

Dining Kitchen
11'2" x 9'3" + 10'0" x 14'10" (3.41m x 2.82m + 3.06m x 4.54m)
stunning fitted kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, integrated Zanussi appliances (integrated eye level double oven, microwave, hob with extractor over, fridge freezer), radiator, tiled floor, inset ceiling spotlights, plinth courtesy lighting, uPVC double glazed window to rear aspect, uPVC double glazed bi-fold doors opening onto rear garden

Utility
6'0" x 4'1" (1.84m x 1.27m)
Zanussi washing machine, tiled floor, boiler

Downstairs W.C.
6'9" x 3'4" (2.07m x 1.02m)
uPVC double glazed window to front aspect, low level w.c., wash hand basin, tiled flooring, chrome heated towel rail

First Floor

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

Master Bedroom
12'7" x 10'0" (3.85m x 3.07m)
uPVC double glazed window to front aspect, radiator, inset ceiling spotlights, built in wardrobes

Ensuite
shower cubicle, low level w.c., wash hand basin, chrome heated towel rail, tiled floor, uPVC double glazed frosted window to side aspect

Bedroom 2
11'1" x 9'4" (3.39m x 2.86m)
uPVC double glazed window to rear aspect, radiator, built in wardrobes

Bedroom 3
9'7" x 8'5" (2.94m x 2.59m)
uPVC double glazed window to rear aspect, radiator, built in wardrobes

Bedroom 4
8'11" x 8'11" (2.74m x 2.74m)
uPVC double glazed window to front aspect, radiator, built in cupboard

Family Bathroom
6'0" x 5'5" (1.85m x 1.66m)
panelled bath with shower and screen over, low level w.c., wash hand basin, chrome heated towel rail, tiled floor, uPVC double glazed window to side aspect

Outside

Rear Garden
enclosed rear garden

Front Garden
open plan front with driveway to side providing off road parking and leading to the rear detached double garage

Detached Double Garage
up and over door, power and light

Note
A management company will maintain the open spaces throughout the development. The charge for this is £300 per annum.

100% Part exchange offered on all properties (subject to valuation)

Full stamp duty paid at a main residency status - £11,500

All reservations are £300, which is non refundable

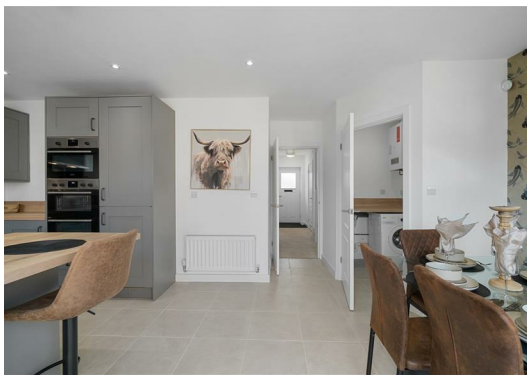
All buyers must use one of the Builder's nominated Mortgage Adviser whose fee is £495 which £295 will be covered by the Builder

All buyers must use one of the Builder's panel Solicitors and the Builder will provide a £250 incentive to their fee

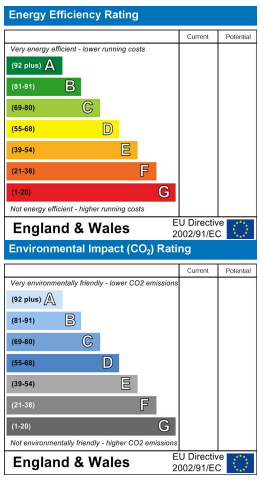
Agents Note
All property descriptions comply with Consumer Protection from Unfair Trading Regulations (2008) and Business Protection from Misleading Marketing Regulation (2008). All room measurements are approximate and given for guidance purposes only. All services and appliances have not been tested.











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

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The Property Ombudsman