



GOLD WINNER

ESTATE AGENT
IN LIVERPOOL



Sandhurst Drive, Aintree Village, Liverpool, L10 6LX **£215,000**

Grosvenor Waterford are delighted to offer for sale this three bedroom Sefton semi detached house situated in a sought after area of Aintree Village. Enjoying a good sized south facing rear garden this lovely spacious family home briefly comprises; entrance porch, hall, lounge, dining room, kitchen and downstairs w.c.. To the first floor there are three double bedrooms and a family bathroom. Outside there is a walled front garden and driveway leading down the side of the property to a detached garage. The property also benefits from uPVC double glazing and gas central heating. Offered with no ongoing chain an early viewing is advised for this perfect family home.



Entrance Porch

uPVC double glazed sliding doors, tiled floor

Hall

radiator, stairs to first floor

Lounge

14'7" x 13'3" (4.45m x 4.06m)

uPVC double glazed window to front aspect, gas fire in feature surround, radiator

**Dining Room**

10'4" x 9'6" (3.15m x 2.92m)

uPVC double glazed patio doors to rear garden, radiator

Kitchen

10'3" x 10'5" (3.13m x 3.18m)

modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, plumbing for washing machine, space for undercounter fridge, radiator, tiled splashbacks, laminate flooring, uPVC double glazed window to rear aspect, door to rear porch/w.c.

Rear Porch

door to driveway leading to rear garden, tiled floor

W.C.

low level w.c., tiled floor, double glazed window to side aspect

**First Floor****Landing**

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

Bedroom 1

13'1" x 11'2" (+doorway) (4.01m x 3.41m (+doorway))

uPVC double glazed window to front aspect, radiator

**Bedroom 2**

11'11" x 11'2" (+doorway) (3.65m x 3.41m (+doorway))

uPVC double glazed window to rear aspect, radiator

Bedroom 3

10'1" x 9'3" (3.08m x 2.83m)

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

**Family Bathroom**

5'6" x 9'0" (1.69m x 2.75m)

white suite comprising; panelled bath, wash hand basin and low level w.c., radiator, tiled walls, uPVC double glazed window to side and rear aspects

Outside**South Facing Rear Garden**

good sized rear garden with patio, lawn, rockery and established borders, gated access to side driveway

Front Garden

walled front with double gated access to paved driveway which leads down the side of the property to the detached garage

Detached Garage

up and over door, power and light with workshop to the rear

Additional Information

Tenure : Freehold

Council Tax Band : C

Local Authority : Sefton

Agents Note

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