



## **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**

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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		79
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		