



Grosvenor Waterford
ESTATE AGENTS LIMITED

Keble Drive, Aintree Village, Liverpool, L10 3LE



Grosvenor Waterford are delighted to offer for sale this extended three bedroom semi detached house situated in the heart of Aintree Village and unusually for the traditional semis has room to the side to extend if desired. The well presented accommodation briefly comprises; entrance hall, dining room, extended lounge and extended kitchen. To the first floor are three bedrooms and a modern bathroom with both a bath and separate shower. There is a good sized south facing rear garden and paved front offering ample off road parking. The property also benefits from external rendering, new roof (2010), uPVC double glazing and gas central heating. An ideal family home with the opportunity to extend further - early viewing definitely recommended.

£235,000



Entrance Hall

uPVC front door and double glazed window, radiator, laminate flooring, stairs to first floor

Dining Room 11'0" x 11'4" (3.36m x 3.47m)



uPVC double glazed curved bay window to front aspect, radiator, laminate flooring

Extended Lounge 21'3" (max) x 12'7" (max) (6.50m (max) x 3.85m (max))



uPVC double glazed french doors to rear garden, gas fire in feature surround, radiator, laminate flooring

Extended Kitchen 18'4" x 6'6" (max) (5.59m x 2.00m (max))



modern kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob, space for fridge freezer, under counter fridge and washing machine, radiator, tiled floor and walls, uPVC door to side aspect, uPVC double glazed window to rear aspect

First Floor

Landing

- Extended 3 Bed Semi Detached
- uPVC Double Glazing
- Souht Facing Rear Garden

- EPC Rating TBC
- Gas Central Heating
- Double Gated Access down Side of Property

- New Roof Tiles (approx 2010)
- Externally Rendered (2022)

Bedroom 1
12'1" x 10'8" (into wardrobes) (3.70m x 3.27m (into wardrobes))



uPVC double glazed curved bay window to front aspect, radiator, fitted mirrored wardrobes

Bedroom 2
10'4" x 10'8" (3.17m x 3.27m)



uPVC double glazed window to rear aspect, radiator, laminate flooring

Bedroom 3
8'2" x 7'8" (2.51m x 2.35m)



uPVC double glazed window to rear aspect, radiator, laminate flooring

Family Bathroom
7'0" (max) x 7'9" (2.14m (max) x 2.37m)



spacious and modern bathroom with panelled bath and separate shower cubicle with mains shower, wash hand basin in grey vanity cabinet, low level w.c., chrome heated towel rail, tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Outside

South Facing Rear Garden

good sized rear garden with patio, lawn, borders and detached garage with double gated access to the front driveway

Detached Garage

opening front door, window to side aspect

Front Garden

walled front with open access to good sized paved driveway

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.

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



