



## **Valley Close, Aintree Village, Liverpool, L10 8JJ**

### **£495,000**

**\*\*\*PART EXCHANGE AT 100% OF MARKET VALUE AVAILABLE \*\*\*** Grosvenor Waterford are delighted to present a unique opportunity to purchase this stunning and historic Grade II Listed property in Aintree Village. Valley House was originally built in 1638 and sits in nearly 1/2 acre of grounds. The spacious accommodation set over 2 floors, comprises: 4 reception rooms, large kitchen/breakfast room, 4 double bedrooms, 2 bathrooms, utility and downstairs w.c. The property is accessed via a long driveway off Valley Close which leads to the detached garage and rear entrance. An early viewing is a must to avoid missing out on purchasing one of the most historic and well known properties in the Aintree locale. (part exchange will be considered)



#### Entrance Porch

front door, tiled floor, window to side aspect, radiator

#### Sitting Room

14'8" x 14'5" (4.49 x 4.41)

chamfered mullion window to front aspect, wood burning stove set in period stone fire surround, radiator

#### Lounge

17'10" x 14'9" (5.44 x 4.51)

window to side aspect, wood burning stove set in traditional fire place, 2 radiators, open to dining room

#### Dining Room

9'10" x 9'2" (3.0 x 2.8)

windows to rear and side aspects, built in bookcase, beamed ceiling, open to lounge

#### Morning Room

21'9" x 12'9" + 9'10" x 6'5" (6.65m x 3.91m + 3.00 x 1.97)

spacious area with period gritstone open fireplace, 2 radiators, stairs to first floor, beamed ceiling, chamfered mullion windows to front aspect, french doors opening onto garden

#### Kitchen / Breakfast Room

16'9" x 9'10" (5.12 x 3.0)

fitted kitchen featuring an extensive range of wall and base cupboards with granite worktops, gas rangemaster with extractor over, integrated fridges and freezer, tiled flooring, part tiled walls, radiator, 2 windows to side aspect

#### Utility Room

13'7" x 8'9" (4.16 x 2.67)

stable door and window to side aspect, tiled floor, built in cupboards, door to w.c.

#### Downstairs W.C.

white suite comprising: low level w.c., wash hand basin, tiled walls, tiled floor, chrome heated towel rail, inset ceiling spotlights, built in double cupboards housing wall mounted combi boiler and having plumbing for washing machine)

#### First Floor

##### Open Landing

window to rear aspect, original timbers, access to loft space

##### Bedroom 1

14'5" x 10'2" (4.4 x 3.12)

windows to both side aspects, radiator

##### En Suite

modern suite comprising low level w.c., wash hand basin, enclosed bath, shower cubicle with electric shower, tiled floor, tiled walls, feature radiator, inset ceiling spotlights, access to loft space, built in cupboard, window to side aspect

##### Bedroom 2

15'5" x 11'1" (4.7 x 3.4)

chamfered mullion window to front aspect, radiator

##### Bedroom 3

14'5" x 11'6" (4.4 x 3.52)

chamfered mullion window to front aspect, radiator, fitted wardrobes

##### Bedroom 4

12'7" x 10'2" (3.85 x 3.1)

window to front and rear aspects, radiator

#### Family Bathroom

modern suite comprising low level w.c., wash hand basin, shower cubicle with mains shower, tiled floor, tiled walls, chrome heated towel rail, inset ceiling spotlights, window to side aspect

#### Outside

#### Gardens

expansive garden set in 0.45 of an acre mainly laid to lawn with established shrubs and trees, gravel path to front door, driveway leading to detached garage and around the rear and side of the property providing parking for a number of vehicles

#### Detached Garage

door, power and light

#### Agents Note

All property description comply with Consumer Protection from Unfair Trading Regulations (2008) and Business Protection from Misleading Marketing Regulation (2008). If the Vendor becomes aware of any matters that may affect the accuracy of the property particulars the Vendor will advise the Agent. All room measurements are approximate and given for guide purpose only. All gas and electric appliances have not been tested.

#### Part Exchange Available

A chartered surveyor will be instructed to value your home and the vendor will pay 100% of the stated market valuation

