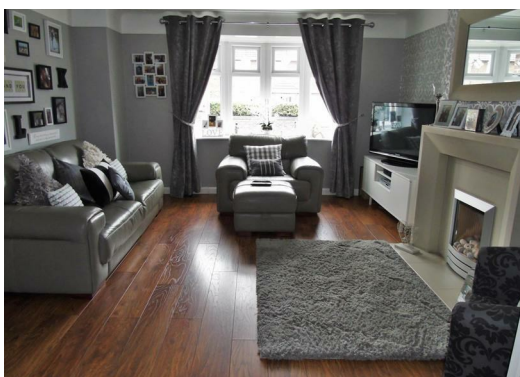




Bull Bridge Lane, Aintree Village, Liverpool, L10 6LZ
£270,000

Grosvenor Waterford are delighted to present this absolutely fabulously extended 4 bedroom sefton semi situated in a popular location and convenient for local shops, schools and Old Roan Station reduced for quick sale. Offering unbelievably spacious accommodation the property comprises; entrance porch, hall, lounge, dining room, sitting room, utility, downstairs w.c. and superb breakfast kitchen/family room. Upstairs there are 4 bedrooms, one with en suite and a family bathroom. The rear garden enjoys a composite deck and good sized lawn and the open plan front has been laid with stone block to provide plenty of off road parking. The property also benefits from gas central heating, uPVC double glazing, new roof and cavity wall insulation. A truly stunning family home.



Entrance Porch

uPVC front porch, tiled flooring

Hall

laminare flooring, radiator, built in cupboards

Lounge

14'5" x 13'4" (4.41m x 4.08m)

uPVC double glazed bay window to front aspect, laminate flooring, radiator, gas fire in feature surround, double doors to dining room

Dining Room

10'8" x 9'3" (3.26m x 2.84m)

laminare floor, radiator, double doors to lounge

Breakfast Kitchen/Family Room

20'1" (max) x 19'1" (max) (6.14m (max) x 5.82m (max))

stunning 'L' shaped modern high gloss kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, 2 integrated eye level ovens and hob with extractor over, integrated dishwasher, vertical designer radiator, laminate flooring, radiator, inset ceiling spotlights, space for 'american' style fridge freezer, 3 skylights to rear aspect, uPVC double glazed window and french doors to rear aspect, open to dining room

Sitting Room

19'6" x 7'3" (5.95m x 2.23m)

uPVC double glazed bay window to front aspect, laminate flooring, electric fire in feature surround, 2 radiators, tray ceiling with recessed lighting

Utility Room

15'2" (max) x 7'9" (4.63m (max) x 2.38m)

uPVC stable door to rear garden, velux skylight, plumbing for washing machine, space for tumble dryer and fridge freezer, radiator, laminate flooring, inset ceiling spotlights, wall mounted worcester boiler

Downstairs W.C.

low level w.c., wash hand basin, tiled splashbacks, laminate flooring, radiator

First Floor

Landing

access to loft space, built in cupboard

Bedroom 1

15'11" x 7'4" (4.87m x 2.24m)

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

En Suite

modern white suite comprising; tiled bath, low level w.c., wash hand basin in modern white vanity cabinet, chrome heated towel rail, tiled floor, part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Bedroom 2

13'9" (max) x (4.21m (max) x)

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

Bedroom 3

13'10" x 11'9" (4.22m x 3.60m)

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

Bedroom 4

10'1" 8'11" (3.08m 2.73m)

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

Family Bathroom

9'1" x 5'6" (2.77m x 1.68m)

modern white suite comprising; panelled bath with mains shower over, low level w.c., wash hand basin in modern white vanity cabinet, chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden

composite decking area, lawn with established raised border, shed

Front Garden

open plan stone block paved front providing ample off road parking

Agents Note

All property descriptions 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 purposes only. All gas and electric appliances have not been tested.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	74	
(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		78
(81-91) B		
(69-80) C	69	
(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		