



Monmouth Drive, Aintree Village, Liverpool, L10 8LL
£215,000

A fantastic opportunity to purchase an extended 3 bedroom Sefton semi detached, house tucked away in a cul de sac off Wango Lane, Aintree Village. The surprisingly light and airy accommodation comprises; entrance hall, lounge, dining room, kitchen/breakfast room and conservatory. To the first floor there are the three double bedrooms and a luxurious family bathroom.. Outside there is a lovely ornamental rear garden with established planting and front garden with ample off road parking leading to the attached garage. The property also benefits from uPVC double glazing, gas central heating and cavity wall insulation. A beautiful family home that must be viewed to be fully appreciated.



Entrance Hall

uPVC front door, laminate flooring, radiator, useful understairs cupboard

Lounge

14'5" x 11'10" (4.40m x 3.61m)

uPVC double glazed window to front aspect, radiator, living flame gas fire in modern surround, open to dining room

Dining Room

10'4" x 9'11" (3.17m x 3.04m)

uPVC double glazed patio doors to conservatory, radiator

Conservatory

9'11" x 9'4" (3.03m x 2.87m)

uPVC double glazed conservatory with french doors to rear garden, tiled floor

Kitchen

16'1" x 10'4" (4.92m x 3.15m)

spacious fitted kitchen with a range of modern base and wall cabinets with complementary worktops and breakfast bar, integrated oven and hob with extractor over, integrated dishwasher, space for fridge freezer, inset ceiling spotlights, low level mood lighting, uPVC double glazed window and door to rear aspect

First Floor

Landing

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

Bedroom 1

13'6" x 9'11" (plus wardrobes) (4.13m x 3.04m (plus wardrobes))

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

Bedroom 2

11'10" x 11'6" (3.62m x 3.53m)

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

Bedroom 3

10'4" x 7'0" (3.17m x 2.14m)

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

Family Bathroom

7'10" x 5'4" (2.39m x 1.65m)

modern white suite comprising; panelled bath with electric shower over, low level w.c., wash hand basin in vanity cabinet, radiator, inset ceiling spotlights, tiled floor, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden

sunny garden with patio, ornamental border, gated access to front

Front Garden

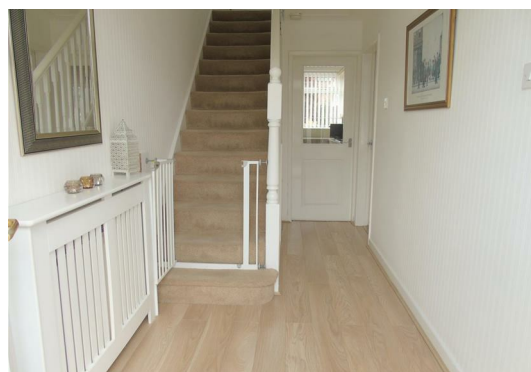
open plan paved front with ample off road parking and ornamental flower bed

Attached Garage

up and over door, power and light

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		
(81-91) B		84
(69-80) C	65	
(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		81
(69-80) C	60	
(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		