



Davenhill Park, Aintree Village, Liverpool, L10 8LY

£649,000

Occupying a fabulous exclusive position just off Aintree Lane this is a superb four bedroom detached family home. Located at the head of a particularly 'sought after' cul-de-sac the property is access via double wrought iron gates which open onto landscaped gardens to all sides and an extensive driveway. The imposing property itself comprises; welcoming entrance hall, lounge, sitting room, kitchen/dining room, utility, w.c., and solid roof conservatory. A galleried landing with french doors onto the first floor balcony gives access to the four bedrooms, one with en suite and family bathroom. The master bedroom boast 2 sets of french doors which open onto a balcony giving unrivalled views over the canal and onto Aintree Racecourse. Surely one of the finest homes in the Aintree area making an early viewing essential.



Entrance Hall
double front doors opening onto spacious entrance hall, tiled floor, understairs cupboards, radiator

Lounge
22'10" x 16'9" (6.97m x 5.11m)
uPVC double glazed window to front aspect, feature chimney breast with gas fire and uPVC double glazed picture windows to either side, uPVC double glazed french doors to rear garden, wood flooring, radiator, double doors to sitting room

Sitting Room
11'9" x 11'8" (3.59m x 3.58m)
uPVC double glazed french doors onto rear garden, wood flooring, radiator

Kitchen/ Dining Room
19'10" x 11'8" (6.05m x 3.57m)
wide range of canadian oak base and wall cabinets with complementary granite worktops, gas range with extractor over, integrated dishwasher and fridge, tiled floor and splashbacks, radiator, inset ceiling spotlights, double doors opening onto conservatory, uPVC double glazed window and french doors to side aspect

Conservatory
13'8" x 10'9" (4.17m x 3.30m)
solid roof conservatory with french doors leading onto the rear garden, tiled floor

Utility Room
8'10" x 8'6" (2.71m x 2.61m)
range of canadian oak base and wall mounted cabinets with complementary worktops, tiled floor, part tiled walls, plumbing for washing machine, space for tumble dryer, built in cupboard, uPVC double glazed window to front aspect, uPVC door to side

Downstairs W.C.
uPVC double glazed window to front aspect, low level w.c., wash hand basin, tiled floor, part tiled walls

Cloak Room
uPVC double glazed window to front aspect, tiled floor

First Floor
Galleried Landing
uPVC double glazed french doors opening onto balcony with views over the canal onto Aintree Racecourse, access to loft space, wood flooring

Master Bedroom
17'2" x 10'8" (5.24m x 3.27m)
two uPVC double glazed french doors opening onto balcony with views over the canal onto Aintree Racecourse, radiator

Bedroom 2
15'5" x 11'9" (4.72m x 3.60m)
uPVC double glazed window to rear aspect, radiator, three built in wardrobes

En Suite
shower cubicle with mains shower, low level w.c., wash hand basin, tiled floor and walls, chrome heated towel rail, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Bedroom 3
13'0" x 8'7" (+wardrobes) (3.97m x 2.62m (+wardrobes))
uPVC double glazed window to front aspect, radiator, fitted wardrobes, wood flooring

Bedroom 4
13'0" x 12'0" (3.98m x 3.67m)
uPVC double glazed window to rear aspect, radiator, fitted wardrobes, wood flooring

Family Bathroom
8'8" x 8'0" (2.65m x 2.45m)
uPVC double glazed frosted window to rear aspect, shower cubicle with mains shower, roll top bath with chrome feet, low level w.c., wash hand basin, tiled floor and walls, inset ceiling spotlights, chrome heated towel rail

Outside
Detached Games Room & Bar
uPVC double glazed window and door to front aspect, uPVC double glazed window and stable door to rear garden, working bar, tiled floor

Gardens
double wrought iron gates giving access to superb landscaped gardens to all sides with block paved driveway and patio areas, raised gazebo, gate leading onto canal path

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		
(69-80) C		70
(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		74
(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		