



Grosvenor Waterford
ESTATE AGENTS LIMITED

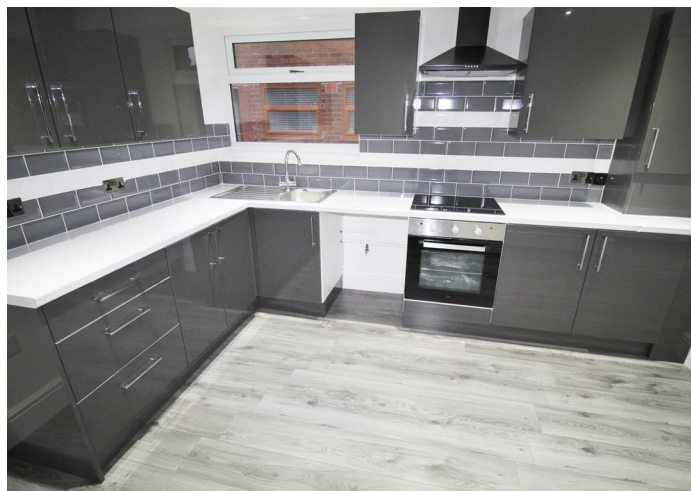
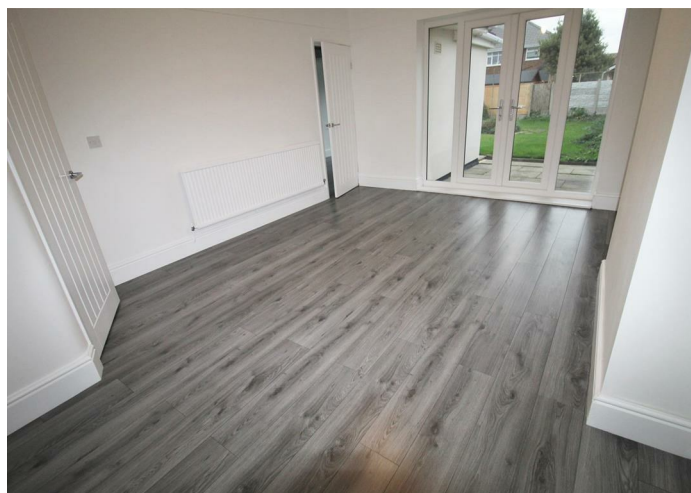
Cranwell Close, Aintree Village, Liverpool, L10 2LB





Grosvenor Waterford are delighted to offer for sale this completely renovated and extended two bedroom semi detached dormer bungalow, situated in sought after Aintree Village. The beautiful and modern accommodation briefly comprises; entrance hall, lounge, grey high gloss fitted dining kitchen with integrated appliances, two bedrooms and bathroom, with ladder access to a loft room with dormer to the rear. Outside there is private rear garden and walled front with ample off road parking. The property has been fully re-wired and also benefits from new uPVC double glazing, replastered internal walls with k-rend externally, new floorings and doors and gas central heating. Offered with no ongoing chain an early viewing is recommended.

£225,000



Entrance Hall

uPVC door, new laminate flooring, radiator, ladder access to loft room

Lounge 15'10" x 12'4" (4.85m x 3.76m)



uPVC double glazed french doors with side panels to rear garden, new laminate flooring, radiator

Extended Dining Kitchen 11'8" x 10'7" (3.58m x 3.23m)



modern grey high gloss fitted kitchen with complementary white worktops, integrated appliances, new laminate flooring, tiled splashbacks, inset ceiling spotlights, uPVC double glazed window to side aspect, uPVC double glazed french doors with side panels to rear garden

Bedroom 1 13'6" x 11'10" (4.14m x 3.61m)



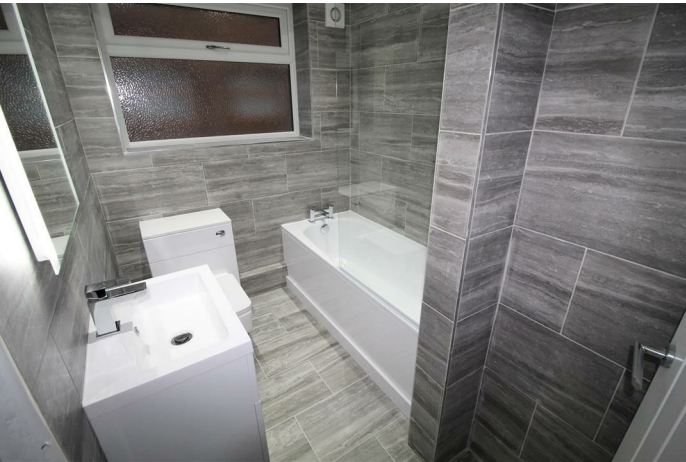
uPVC double glazed bay window to front aspect, radiator, new carpet

Bedroom 2 10'0" x 9'4" (3.07m x 2.87m)



uPVC double glazed window to front aspect, radiator, new carpet

Bathroom 8'11" x 6'6" (2.73m x 1.99m)



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

Loft Room



uPVC double glazed dormer window to rear aspect

Outside



Rear Garden



good sized rear garden with patio areas and lawn, concrete hardstand (suitable base for a garage, shed or summer-house), gated access to front

Front Garden

walled front with 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). All room measurements are approximate and given for guidance purposes only. All services and 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		
(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	75

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	62



