



- Three Bedroom Detached House
- 2 Reception Rooms with french doors leading to rear garden
- Front and Rear Garden
- Driveway
- Ground Floor W/C
- En Suite Shower Room with heated towel rail





Three Bedroom Detached Property Available To Market;

Situated on Longridge Drive, Aintree and constructed in 2016 this well presented 3 bedroom detached home offers a high standard of living throughout with the added benefit of new build construction guarantees still in place.

The property itself is ideal placed for access to M57/M58, excellent public transport links with Aintree Train Station 0.25 Miles, an array of local amenities including Aintree retail park and high standard primary & Secondary school networks.

This home comprises of;

Hall

Composite front double glazed door, radiator, tiled flooring, under stair storage, painted plaster ceiling with ceiling light and stairs leading to first floor.

WC

Double glazed UPVC window with frosted glass to front aspect, radiator, tiled flooring, part tiled walls, painted plaster ceiling with ceiling light, low level WC and pedestal sink.

Lounge - 10'9" x 18'3"

Double glazed UPVC bay window to front aspect, radiator, carpeted flooring, television point and painted plaster ceiling with ceiling light.

Kitchen Diner - 18'1" x 10'9"

UPVC French double glazed doors leading to rear garden, double glazed uPVC window to rear aspect, radiator, tiled flooring, painted plaster ceiling with ceiling light, roll top work surface, wall and base units, stainless steel sink with mixer tap, electric double oven, five ring gas hob with overhead extractor, integrated washing machine, wine fridge and fridge/freezer.

Landing

Double glazed uPVC window to side aspect, radiator, carpeted flooring, built-in storage cupboard, painted plaster ceiling with ceiling light and stairs leading from ground floor.

Bedroom One - 9'1" x 12'1"

Double glazed uPVC window to front aspect, radiator, carpeted flooring, sliding door wardrobe, television point and painted plaster ceiling with ceiling light.

En-suite Shower Room - 5'8" x 6'2"

Double glazed UPVC window with frosted glass to side aspect, heated towel rail, tiled flooring, tiled walls, painted plaster ceiling with ceiling light, low level WC, double shower cubicle with thermostatic shower and pedestal sink.

Bedroom Two - 9'1" x 11'6"

Double glazed UPVC window to rear aspect, radiator, carpeted flooring and painted plaster ceiling with ceiling light.

Bedroom Three - 8'7" x 8'4"

Double glazed UPVC window to rear aspect, radiator, sliding door wardrobe and painted plaster ceiling with ceiling light.

Bathroom - 6'2" x 6'6"

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Double glazed UPVC window with frosted glass to front aspect, heated towel rail, tiled floor, tiled walls, painted plaster ceiling with ceiling light, low level WC, roll top bath with mixer tap, pedestal sink and extractor fan.

External

Paved area leading to front door, driveway for parking and access to garage.

Garage

Up and over door accessed via the driveway.

Rear Garden

Astro turf area leading to stone patio.

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