



- Three bedroom detached family home
 - Ground floor W/C
- Front and rear gardens
 - Driveway
 - Garage
 - Utility room





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	81	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

Three bedroom detached family home situated in Aintree with excellent local amenities, transport links and access links to Liverpool City Centre. This property benefits from having a ground floor W/C, front and rear gardens and is 0.9 miles from Aintree Train Station.

Accommodation Comprises of;

Ground Floor:

Entrance Hall - 4'3" x 4'4"

Lounge = 14'9" x 9'3" through 25'2"

Kitchen / Dining room - 20'8" x 8'4"

Utility - 5'2" x 7'2"

W/C - 3'5" x 5'2"

First Floor:

Landing area - 9'4" x 6'8"

Bedroom One - 10'2" x 8'0"

Wardrobe area - 3'0" x 5'1"

En suite - 4'8" x 7'6"

Bedroom Two with fitted wardrobe - 9'2" x 11'6"

Bedroom Three with fitted wardrobe - 8'7" x 9'5"

Bathroom - 5'5" x 6'5"

Exterior:

Front and rear gardens

Garage - 7'8" x 16'9"

Driveway

To View Call Logic.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.