





- Three bedroom detached family home
- Two Reception Rooms
- Front and Rear Gardens
- Driveway
- Centrally Heated
- Double Glazed





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	83	
(69-80) C		
(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		95
(81-91) B	84	
(69-80) C		
(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 		

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Three bedroom detached family home situated in Netherton, L30 with excellent local amenities, transport links and access to M57/M58. This property benefits from having two reception rooms, front and rear gardens and off road parking. Longridge Drive is also centrally heated, double glazed and is 0.7 miles from Aintree train station.

Accommodation comprises of:

Ground Floor:

Entrance Hall - with under stairs storage

Cloaks / W/C

Lounge with laminate flooring - 10'11" x 16'0"

Open plan kitchen/diner fully fitted with modern units and is finished with integrated appliances and quality worktops with peninsular island. Dining area and french doors on to the rear garden. - 18'2" x 10'11"

First floor:

Master Bedroom One - 11'2" x 12'1"

En-suite bathroom with walk in shower and tiling - 6'6" x 3'2"

Double bedroom Two - 8'9" x 11'1"

Bedroom Three - 9'2" x 8'11"

Bathroom which is finished with designer tiling - 6'8" x 6'3"

Exterior:

Front garden and driveway for 2+ cars

Rear Garden including a workshop with a power supply.

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.