



- \* Three bedroom semi detached house
- \* Two Reception Rooms
- \* No Chain
- \* Front and rear garden
- \* Detached Garage
- \* In need of modernisation





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	82
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	64	78
England, Scotland & Wales EU Directive 2002/91/EC		

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Three bedroom semi detached house situated in Aintree Village. This property is being sold with no chain and benefits from having gardens to the rear of the property with a detached garage and a driveway to the front of the property.

Property comprises of;

#### Ground Floor

Storm Porch with Sliding Door

Entrance Hall - 13'5' x 6'4'

Lounge - 12'2' x 14'3'

Dining Area - 10'6' x 9'4'

Kitchen - 10'7' x 10'3'

Utility Room - 8'4' x 4'

#### First Floor

Bedroom One - 14'3' x 12'2'

Bedroom Two - 12'5' x 13'

Bedroom Three - 8'7' x 10'4'

Jack and Jill Bathroom with Separate W.C.

#### External

Multi Vehicle Driveway

Detached Garage

Front & Rear Gardens

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.