



AINTREE LANE, LIVERPOOL



3 bedroom semi-detached house in Aintree Village available.

**£249,950** 3 bedroom semi-detached house for sale





Hallways are pleased to present this semi-detached 3 bedroom house located in the highly sought-after Aintree Village area, with convenient access to local amenities and transportation options. The spacious layout includes an entrance porch, hallway, a cosy lounge, a dining room, a well-appointed kitchen, and a rear porch on the ground floor. The first floor boasts three generously sized bedrooms and a family bathroom. Outside, you'll find a south-west-facing rear garden, a front garden with a driveway leading to an attached garage. This property is equipped with uPVC double glazing and gas central heating. It is being offered with no ongoing chain, making early viewing essential for those interested in this desirable family home.

**Entrance Porch** - Featuring uPVC double glazed sliding doors and a tiled floor.

**Hall** - Measuring 3.97m x 2.00m (13'0" x 6'6"), the hall features a uPVC double glazed door with a side panel, a radiator, laminate flooring, and stairs leading to the first floor.

**Lounge** - Measuring 4.39m x 4.11m (14'4" x 13'5"), this room includes a uPVC double glazed window to the front aspect, a feature fireplace, a radiator, and laminate flooring.

**Dining Room** - Measuring 3.20m x 2.88m (10'5" x 9'5"), this room features a uPVC double glazed window to the rear aspect, a radiator, and laminate flooring.

**Kitchen** - Measuring 3.20m x 3.19m (10'5" x 10'5"), the kitchen is equipped with a range of wall and base cabinets with complementary worktops, an integrated oven and hob with an extractor over, tiled splashbacks, laminate flooring, space for an under-counter fridge and freezer, a built-in cupboard, and a uPVC double glazed window to the rear aspect.

**Rear Porch** - Measuring 2.37m x 1.09m (7'9" x 3'6"), this area features uPVC double glazed windows and a uPVC door to the garden, along with plumbing for a washing machine.

**First Floor:**

**Landing** - The landing includes a uPVC double glazed window to the side aspect, access to the loft, and a storage cupboard.

**Bedroom 1** - Measuring 4.10m x 3.40m (+doorway) (13'5" x 11'1" (+doorway)), this room boasts a uPVC double glazed window to the front aspect and a radiator.

**Bedroom 2** - Measuring 3.56m x 3.40m (+doorway) (11'8" x 11'1" (+doorway)), this room features a uPVC double glazed window to the front aspect and a radiator.

**Bedroom 3** - Measuring 3.18m x 2.72m (10'5" x 8'11"), this room includes a uPVC double glazed window to the front aspect, a built-in cupboard, and a radiator.

**Family Bathroom** - Measuring 1.66m x 2.69m (5'5" x 8'9"), the modern white bathroom suite comprises a low-level w.c., a pedestal sink, and a panelled bath with a shower tap attachment. It also includes a chrome heated towel rail and is fully tiled on the floor and walls. There are uPVC double glazed frosted windows on the side and rear aspects.

**Outside:**

**Rear Garden** - This south-west-facing enclosed rear garden features a lawn, a patio area, and



flower and shrub borders, with a door providing access to the garage.

**Front Garden** - The front garden is walled and has double-gated access to a lawn and a paved driveway leading to the attached garage.

**Attached Garage** - Measuring 5.97m x 2.40m (19'7" x 7'10"), the garage includes an up-and-over door, power and light, and a door leading to the garden.

**Additional Information:**

**Tenure:** Freehold  
**Council Tax Band:** C  
**Local Authority:** Sefton



Viewing by appointment only  
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