

Epsom Close, Aintree Village, Liverpool, L10 8LT
£235,000

A rare opportunity to purchase an unusual 3 bedroom Sefton semi detached, house tucked away in a cul de sac off Wango Lane, Aintree Village. There are only a handful of similar style houses in the Village with three large bedrooms to the first floor and bathroom with separate w.c. and entrance porch, living room, dining room and kitchen/breakfast room to the ground floor. Outside there is a lovely mature rear garden and a front garden with ample parking leading to the attached garage. The property also benefits from uPVC double glazing and gas central heating. Just because it is different in layout to the other semi detached properties in Aintree Village we would expect a lot of interest and a viewing is definitely recommended.







Entrance Porch
uPVC front door

Living Room
14'4" x 14'2" (4.38m x 4.32m)
uPVC double glazed window to front aspect, radiator, electric fire in feature surround, double doors to dining room

Dining Room
10'8" x 8'10" (3.27m x 2.70m)
uPVC double glazed window to rear aspect, radiator

Kitchen
13'9" x 11'0" (4.21m x 3.37m)
fitted kitchen with a range of cabinets with complementary worktops, gas cooker, plumbing for washing machine, space for fridge freezer, radiator, tiled splashbacks, understairs cupboard, uPVC double glazed window to rear aspect, uPVC door to rear garden

Inner Hall

First Floor

Landing
turned staircase, uPVC double glazed frosted window to side aspect, radiator, airing cupboard, access to loft space

Bedroom 1
14'2" x 13'3" (4.32m x 4.04m)
uPVC double glazed window to front aspect, radiator

Bedroom 2
13'3" x 10'8" (4.04m x 3.27m)
uPVC double glazed window to rear aspect, radiator

Bedroom 3
10'11" x 10'3" (3.34m x 3.13m)
uPVC double glazed window to front aspect, radiator

Family Bathroom
9'5" x 4'5" (2.88m x 1.36m)
white suite comprising; panelled bath, pedestal sink, part tiled walls, radiator, uPVC double glazed frosted window to rear aspect

Separate W.C.
uPVC double glazed window to side aspect, low level w.c., part tiled walls

Outside

Rear Garden
patio and lawn with established borders, gated access to front

Front Garden
walled front with tarmac drive leading to the integral garage, lawn with established planting

Integral Garage
17'1" x 8'1" (5.23m x 2.47m)
up and over door, power and light, wall mounted combi boiler

Additional Information
Tenure : Freehold
Council Tax Band : C
Local Authority : Sefton

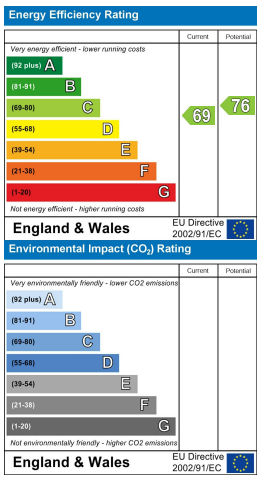
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