



4 Haileybury Avenue, Aintree Village, L10 6LP

Asking Price £249,950

* REDUCED *A particularly spacious, semi detached family home situated in this popular residential area of Aintree Village, convenient for the shopping facilities of Altway as well as being close enough to access to motorway networks. The well presented and tastefully decorated accommodation includes gas central heating, double glazing and briefly comprises porch, entrance hall, living room with feature fireplace including multi fuel burner, opening to dining room with french doors to the rear garden, this then opens to the kitchen with fitted units including a breakfast bar, and there is a small porch and w.c. to the rear. To the first floor there are three double bedrooms and a bathroom with white suite including feature bath and separate shower cubicle. Lawned front garden, driveway leading to garage and a lawned rear garden with borders for planting and a paved patio area.



Porch
 tiled floor, double glazed windows and door

Entrance hall
 under stairs cupboard, radiator

Living room
 14'5" x 13'3" (4.39 x 4.04 (4.40 x 4.05))
 feature fireplace with multi fuel burner, radiator, double glazed window, opening to:

Dining room
 10'5" x 9'3" (3.18 x 2.82)
 tiled floor, two radiators, double glazed french doors to rear garden, opening to:

Kitchen
 10'4" x 10'4" (3.15 x 3.15)
 inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, wall units, space for range cooker, plumbing for washing machine, tiled floor, spotlights to ceiling, double glazed window, door to:

Rear porch
 double glazed door to rear, door to:

W.C.
 low level w.c, wash hand basin in vanity unit, tiled walls, tiled floor, double glazed window

First floor landing
 access to loft, double glazed window

Front bedroom 1
 13'4" x 10'11" (4.06 x 3.33)
 radiator, double glazed window

Rear bedroom 2
 11'9" x 11'0" (3.58 x 3.35 (3.59 x 3.36))
 radiator, double glazed window

Front bedroom 3
 10'4" x 9'1" (3.15 x 2.77)
 cupboard housing Ideal gas central heating boiler, radiator, double glazed window

Bathroom
 white suite comprising free standing bath, separate

shower cubicle with mixer shower, wash hand basin, low level w.c, tiled floor, heated towel rail, two double glazed windows

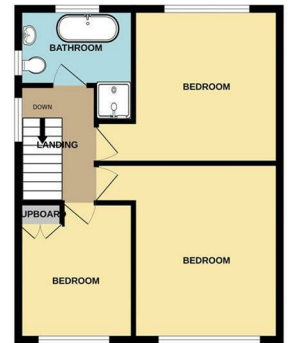
Outside
 driveway with parking for cars, lawned front garden, lawned rear garden with borders for planting and patio area

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

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

GROUND FLOOR
 536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR
 489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.3 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, sections, corners and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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