



18 Denstone Avenue, Aintree, L10 6LH

Asking Price £229,950

A great opportunity to purchase and improve a semi detached house located in a popular residential area of Aintree so ideally situated for the facilities of Aintree, Liverpool and the motorway networks. Being sold without an ongoing chain for an immediate purchase, the property is in need of a renovation throughout and currently comprises porch, entrance hall, living room with feature fire and sliding doors to rear dining room and kitchen complete the ground floor. To the first floor there are four bedrooms, bathroom and a separate w.c. Outside there are gardens to front and rear and a driveway with off road parking leading to the garage.



Porch
double glazed windows and door

Entrance hall
radiator

Living room
14'6" x 13'3" (4.42 x 4.04 (4.41 x 4.05))
feature fireplace with gas fire, double glazed window, sliding doors to:

Dining room
10'7" x 9'4" (3.23 x 2.84)
radiator, double glazed window

Kitchen
10'4" x 10'6" (3.15 x 3.20)
inset stainless steel sink unit, base units, gas cooker point, under stairs cupboard, double glazed window, door to rear

First floor landing
access to loft, airing cupboard

Front bedroom 1
13'3" x 11'0" (4.04 x 3.35)
radiator, double glazed window

Rear bedroom 2
11'10" x 11'8" (3.61 x 3.56 (3.60 x 3.55))
radiator, double glazed window

Front bedroom 3
10'4" x 8'11" (3.15 x 2.72 (3.14 x 2.73))
storage cupboard, radiator, double glazed window

Side bedroom 4
25'4" x 7'10" (7.72 x 2.39 (7.73 x 2.40))
two radiators, double glazed windows to front and rear

Bathroom
panelled bath, pedestal wash hand basin, part tiled walls, radiator, double glazed window

Separate w.c.
low level w.c, double glazed window

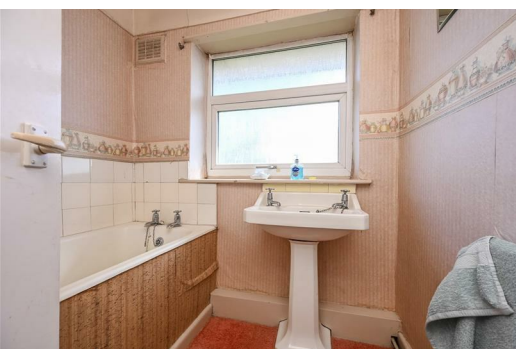
Outside
lawned gardens to front and rear, driveway with parking for cars leading to the garage

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	



TOTAL FLOOR AREA: 1435 sq.ft. (133.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, walls and any other parts 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 in conjunction with any prospectus provided. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
Made with Metragen C2022



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

