



ALASTAIR SAVILLE
ESTATE AGENTS

Aintree Lane, Old Roan, Merseyside, L10 8LG

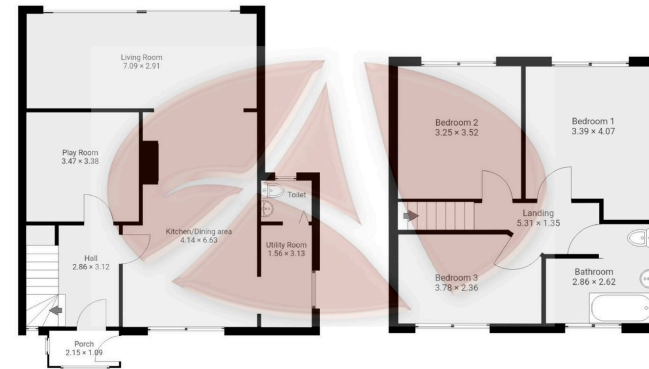
Offers In Region Of £290,000

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- EPC Pending
- Council Tax Band C
- Spacious South Facing Rear Garden Not Over Looked
- Modern Bathroom
- Utility Room
- D/S W/C
- Separate Lounge/Play Room/Office
- Open Plan Kitchen/Diner/Family Room
- Stunning Kitchen
- Extended Three Bedroom Semi Detached





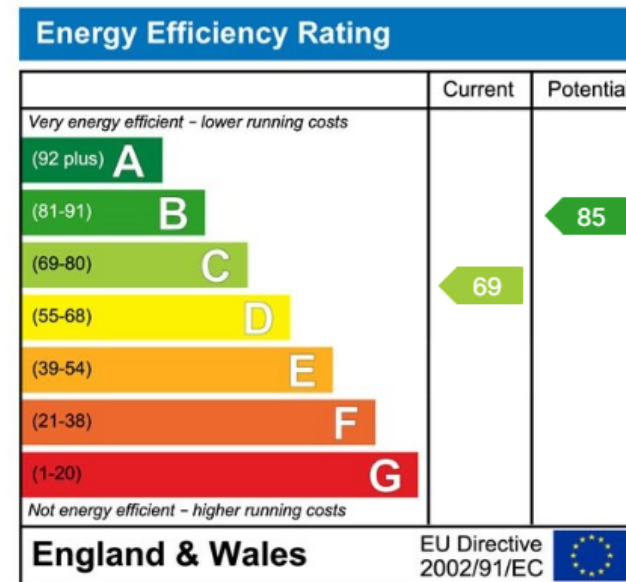
Ground floor area 75.1m²

1st Floor area m²

178 Aintree Lane, L10 8LG

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only. Measurements, floor areas, openings and orientations are approximate. They should be used as a guide only and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

THREE BEDROOM SEMI DETACHED, IMMACULATELY PRESENTED FAMILY HOME, EXTENDED BY THE CURRENT VENDORS, OPEN PLAN KITCHEN/DINER/FAMILY ROOM WITH SKY LANTERN, TWO RECEPTION ROOMS, D/S W/C, UTILITY ROOM, LARGER THAN EXPECTED SOUTH FACING GARDENS TO THE REAR. NOT OVERLOOKED FRONT AND REAR. This property is a credit to its current owners who have modernised and extended the property. The property enjoys spacious, family sized accommodation which is immaculately presented throughout. Comprising entrance porch, hallway, modern fitted kitchen with Quartz worktops and built in appliances, family/dining room, separate lounge, utility room and W/C to the ground floor. The first floor, three good sized bedrooms and stunning family bathroom. Externally there is a block paved driveway to the front which offers off road parking for a number of cars and to the rear are larger than expected gardens. Vendor informs us that the Rendering was done June 2024 and roof was done in 2023.



Alastair Saville Estate Agents
 25 Central Square • Maghull • Liverpool • L31 0AE
 138 Ormskirk Road • Old Roan • Liverpool • L10 3JG
 Tel: 0151 520 0001 • Website: www.alastairsaville.com
 Email: sales@alastairsaville.com • lettings@alastairsaville.com

