



ALASTAIR SAVILLE
ESTATE AGENTS

Sherwoods Lane, Aintree

£270,000

3 3 1



- Semi Detached Family Home • Beautifully Presented Throughout
- Three Good Sized Bedrooms • Master With Ensuite
- Large Kitchen/ Diner • Downstairs WC
- Enclosed Gardens With Patio • Off Road Parking And Lawns
- EPC Rating- B • Council Tax Band- C





IMMACULATE SEMI DETACHED FAMILY HOME, BUILT IN 2018, SPACIOUS ACCOMMODATION, THREE DOUBLE BEDROOMS, MASTER ENSUITE, LARGE KITCHEN/DINER TO THE REAR, ENCLOSED GARDENS ENJOYING A SUNNY ASPECT, OFF ROAD PARKING. VIEWING ESSENTIAL! This immaculately presented semi detached home is situated in a tucked away location but close to transport links and Aintree village. The property would make a superb family home and must be viewed to be fully appreciated. The accommodation comprises entrance hallway, WC, lounge and large kitchen/diner to the rear. To the first floor are three double bedrooms, the master having an ensuite shower room, and the family bathroom. Externally there is off road parking and delightful enclosed gardens to the rear that enjoy a sunny aspect. Be quick!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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	