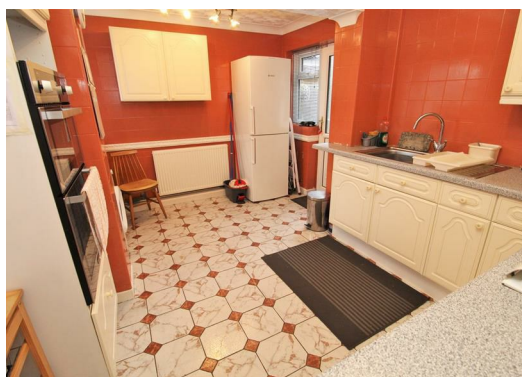




## Oriel Drive, Aintree Village, Liverpool, L10 6LL £199,950

A rare opportunity to purchase a detached and extended two bedroom bungalow in sought after Aintree Village. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining kitchen, inner hall, two double bedrooms and modern shower room. Outside there is a rear garden and open plan front garden with block paved driveway. The property benefits from uPVC double glazing and gas central heating with a new Ideal boiler installed in 2022. This special property is offered with no ongoing chain and is sure to attract plenty of interest - early viewing recommended.



**Entrance Porch**

uPVC double glazed sliding doors and uPVC double glazed windows to both side aspects, tiled floor

**Hall**

uPVC front door, radiator, built in cupboards

**Lounge**

12'0" x 10'10" (3.66m x 3.31m )

uPVC double glazed bay window to front aspect, radiator, gas fire in feature surround

**Dining Kitchen**

10'2" x 13'5" (3.10m x 4.10m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, new integrated double oven, gas hob with extractor over, plumbing for washing machine, space for fridge freezer, tiled floor and walls, radiator, uPVC double glazed window to front aspect, uPVC double glazed window and door to rear garden

**Inner Hall**

**Inner Hall**

built in cupboards (housing new Ideal boiler)

**Bedroom 1**

21'5" x 8'11" (6.54m x 2.74m)

uPVC double glazed windows to side and rear aspects, radiator

**Bedroom 2**

10'9" x 9'3" (3.28m x 2.82m)

uPVC double glazed french doors to rear garden, radiator

**Shower Room**

6'5" x 6'1" (1.96m x 1.86m)

shower cubicle with electric shower over, wash hand basin and low level w.c. in vanity cabinets, radiator, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

**Outside**

**Rear Garden**

ornamental rear garden with patio and borders, gated access to front

**Front Garden**

open plan block paved front providing plenty of off road parking, gated accesses to rear

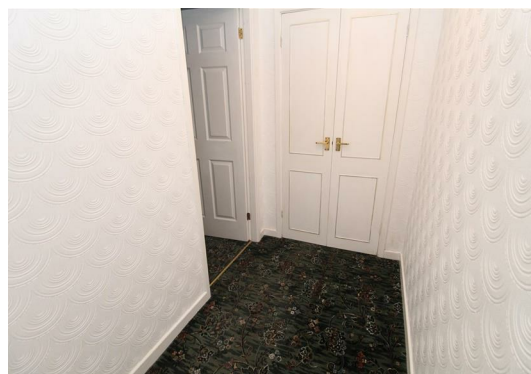
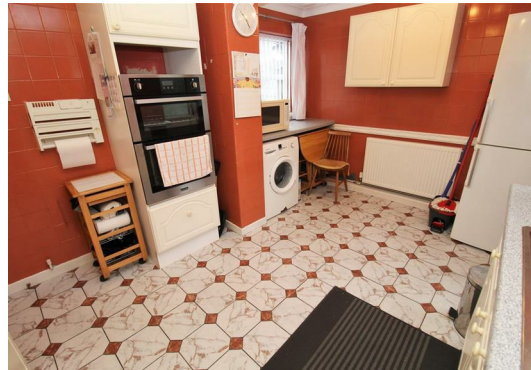
**Additional Information**

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

**Agents Note**

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate.

We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting [www.gov.uk/government/organisations/land-registry](http://www.gov.uk/government/organisations/land-registry).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		79
(69-80) C		
(55-68) D	57	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-81) B		75
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		