



## Wrekin Drive, Aintree Village, Liverpool, L10 6NE £225,000

Grosvenor Waterford are delighted to offer for sale this beautiful two bedroom semi detached bungalow with private driveway in a popular location close to local shops in the heart of Aintree Village. The modern accommodation briefly comprises; entrance hall, living room, kitchen, two double bedrooms and a recently fitted and good sized shower room. A pull out loft ladder leads to a loft room with Velux skylight. Outside there is a lovely enclosed rear garden and walled front garden with block paved drive for a number of vehicles. The property also benefits from uPVC double glazing and gas central heating (with regularly serviced boiler) and is offered with no ongoing chain. With demand for such bungalows in Aintree Village being high, an early viewing is recommended.





### Entrance Hall

uPVC front door, meter cupboards, radiator, tiled floor, pull out ladder to loft room

### Living Room

15'1" x 12'6" (4.62m x 3.83m)

uPVC double glazed french doors to rear garden, recently fitted gas fire in feature surround, radiator, laminate flooring

### Kitchen

12'3" x 8'10" (+cupboard) (3.74m x 2.70m (+cupboard))

fitted kitchen with a range of white base and wall cabinets with complementary worktops, integrated eye level double oven and gas hob with extractor over, space for fridge freezer, plumbing for washing machine, tile floor and splash backs, uPVC double glazed windows to side and rear aspects, uPVC door to rear garden

### Bedroom 1

12'2" (+wardrobes) x 11'8" (3.72m (+wardrobes) x 3.56m)

uPVC double glazed window to front aspect, radiator, built in wardrobes, laminate flooring

### Bedroom 2

9'11" x 9'10" (3.03m x 3.02m)

uPVC double glazed window to front aspect, radiator, tiled floor

### Shower Room

5'5" x 8'8" (1.67m x 2.66m)

modern shower room with white suite comprising: shower cubicle with mains shower over, low level w.c. and wash hand basin in vanity cabinet, chrome heated towel rail, tiled floor and panelled walls, uPVC double glazed window to side aspect

### Loft Room

14'5" x 13'8" (4.40m x 4.19m)

accessed via pull out loft ladder with velux skylight and under eaves storage

### Outside

#### Rear Garden

block paved patio, timber deck and lawn with raised borders, gated access to side driveway

#### Detached Garage

up and over door

#### Front Garden

walled front with open access to good sized block paved driveway leading down the side of the property to a detached garage

### Additional Information

Tenure :

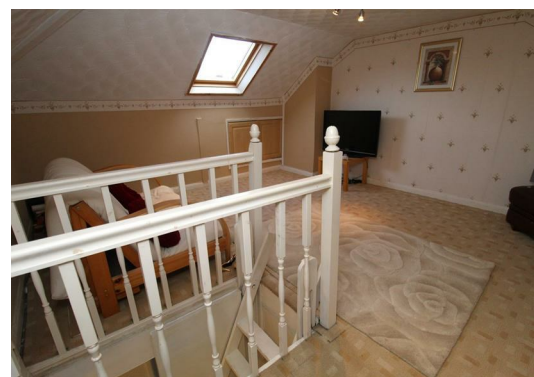
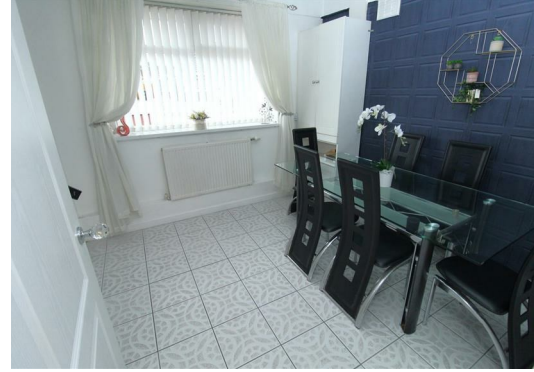
Council Tax Band :

Local Authority :

### 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			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(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			