



## Oriel Drive, Aintree Village, Liverpool, L10 3JR £199,950

Grosvenor Waterford are delighted to offer for Sale this three bedroom semi detached property situated in sought after Aintree Village close to local amenities and transport links. The property briefly comprises; entrance hall, open plan lounge-dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is an enclosed south facing rear garden and front driveway, leading via double gates to a detached garage. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. An ideal family home in a great location - viewing recommended.



**Entrance Hall**

entrance door and uPVC double glazed window, radiator, understairs cupboards, stairs to first floor

**Lounge-Dining Room**

22'7" x 11'3" (6.89m x 3.45m)

through lounge and dining room which was previously two separate rooms  
uPVC double glazed windows to front aspect, two radiators, open fire in feature surround, laminate flooring, uPVC double glazed windows and door to rear aspect

**Kitchen**

5'6" x 8'2" (1.68m x 2.50m)

fitted kitchen with base and wall cabinets with complementary worktops, integrated oven and gas hob, plumbing for washing machine, radiator, tiled walls, pantry cupboard, uPVC double glazed window to rear aspect, door to side aspect

**First Floor**

**Landing**

uPVC double glazed window to side aspect, access to loft space, built in cupboard

**Bedroom 1**

11'9" x 10'10" (3.59m x 3.32m)

uPVC double glazed window to front aspect, radiator

**Bedroom 2**

10'6" x 10'10" (3.21m x 3.32m)

uPVC double glazed window to rear aspect, radiator

**Bedroom 3**

8'2" x 7'8" (2.51m x 2.35m)

uPVC double glazed window to rear aspect, radiator

**Family Bathroom**

4'7" x 7'7" (1.41m x 2.33m)

white suite comprising; panelled bath with shower over, wash hand basin in vanity cabinet and low level w.c., radiator, tiled floor and walls, uPVC double glazed frosted window to front aspect

**Outside**

**South Facing Rear Garden**

good sized rear garden extending around the side with patio, lawn with established planting and detached garage

**Front Garden**

walled front with open access to driveway leading via double gates to the detached garage

**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).

