Grosvenor Waterford
ESTATE AGENTS LIMITED

BRITISH PROPERTY AWARDS
GOLD WINNER
ESTATE AGENT IN LIVERPOOL

Oriel Drive, Aintree Village, Liverpool, L10 3JN
£249,950

Grosvenor Waterford are delighted to offer for sale this beautiful and extended three bedroom semi detached house situated in the heart of Aintree Village and convenient for local amenities including shops, schools and Old Roan Station. The spacious accommodation briefly comprises; entrance hall, full length lounge/dining room, extended dining kitchen and downstairs walk in shower room. To the first floor are three bedrooms and modern family bathroom. Outside there is a great sized rear garden, which is not overlooked and front garden with off road parking. The property also benefits from uPVC double glazing and gas central heating. A lovely family home, offered with no ongoing chain - early viewing recommended.

Entrance Hall
uPVC front door and uPVC double glazed window to front aspect, parquet flooring, radiator, stairs to first floor

Lounge
22'0" x 10'7" (6.71m x 3.24m)
uPVC double glazed curved bay window to front aspect, multi fuel and wood burning stove, radiator, parquet flooring, uPVC double glazed french doors to dining kitchen

Extended Dining Room / Kitchen
19'1" x 13'8" (max) (5.84m x 4.18m (max))
modern fitted kitchen with a range of base and wall cabinets with complementary worktops and splashbacks, gas cooker with extractor over, plumbing for washing machine, space for american style fridge freezer, radiator, tiled floor, inset ceiling spotlights, two velux skylights, uPVC double glazed window to rear aspect, two large uPVC double glazed full height windows and door to rear garden

Downstairs Shower Room
8'8" x 7'6" (2.65m x 2.31m)
walk in shower with mains shower, low level w.c. and wash hand basin, tiled walls, radiator, uPVC double glazed frosted window to side aspect

First Floor

Landing
uPVC double glazed window to side aspect, access to loft space

Bedroom 1
12'2" x 10'9" (3.71m x 3.30m)
uPVC double glazed curved bay window to front aspect, radiator, parquet flooring

Bedroom 2
10'9" x 9'5" (3.30m x 2.88m)
uPVC double glazed window to rear aspect, radiator

Bedroom 3
8'3" x 7'7" (2.54m x 2.32m)
uPVC double glazed window to rear aspect, radiator

Family Bathroom
7'8" x 7'4" (2.34m x 2.25m)
modern white suite comprising; freestanding bath and separate shower cubicle with mains shower, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to front aspect

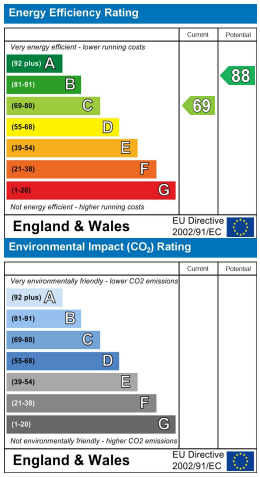
Outside

Rear Garden
good sized ornamental rear garden with patio areas, pond, lawn, established planting, summerhouse and shed

Front Garden
walled front with gated access to tarmac driveway providing ample off road parking, gated access to rear garden

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.



Grosvenor Waterford
ESTATE AGENTS LIMITED

The Property Ombudsman

197 Altway, Aintree, Liverpool L10 6LB
Tel: 0151 526 7638
Fax: 0151 526 7971

19 Utting Avenue, Anfield, Liverpool L4 7UN
Tel: 0151 523 4055
Email: info@grosvenorwaterford.co.uk