



## Oriel Drive, Aintree Village, Liverpool, L10 6LN £200,000

Welcome to this charming end terrace house located on Oriel Drive in the picturesque Aintree Village, Liverpool and enjoying a very large rear garden. This delightful property boasts three cosy bedrooms, perfect for a growing family or those in need of extra space. Situated in a sought-after area, this house offers a wonderful blend of comfort and convenience. The end terrace position ensures added privacy and a sense of exclusivity, making it a truly desirable home.

With its traditional British charm and modern amenities, this property is sure to capture your heart. Don't miss the opportunity to make this house your own and enjoy the peaceful surroundings of Aintree Village.



**Entrance Porch**

uPVC front door, radiator, laminate flooring, uPVC door to hall

**Hall**

stairs to first floor, radiator, under stairs cupboard, laminate flooring

**Dining Room**

11'5" x 10'0" (3.48m x 3.05m)  
uPVC double glazed bay window to front aspect, laminate flooring, radiator

**Lounge**

17'5" x 10'2" (5.33m x 3.12m)  
uPVC double glazed window to rear aspect, feature surround, radiator, laminate flooring, door to kitchen

**Kitchen**

18'11" x 5'10" (5.77m x 1.78m)  
fitted kitchen featuring a range of wall and base cabinets with complementary worktops, integrated oven and hob with extractor over, plumbing for washing machine, space for fridge freezer, tiled floor and splashbacks, radiator, uPVC double glazed windows to rear and side aspects, door to conservatory

**Conservatory**

9'8" x 7'6" (2.97m x 2.29m)  
uPVC double glazed french doors to garden, tiled flooring

**First Floor**

**Landing**  
two built in cupboards, access to loft space

**Bedroom 1**  
14'4" x 10'0" (4.39m x 3.05m)  
uPVC double glazed window to front aspect, radiator, laminate flooring

**Bedroom 2**  
11'6" x 8'9" (3.51m x 2.67m)  
uPVC double glazed window to rear aspect, radiator, laminate flooring

**Bedroom 3**  
9'10" x 6'0" (3.02m x 1.83m)  
uPVC double glazed window to side aspect, radiator, laminate flooring, useful built in cupboard

**Family Bathroom**  
modern white suite comprising; low level w.c., wash hand basin in vanity cabinet, panelled bath with shower tap, shower cubicle with electric shower, chrome heated towel rail, tiled flooring and walls, uPVC ceiling with inset spotlights, two uPVC double glazed frosted windows to rear aspect

**Outside**  
**Extensive Rear Garden**  
lovely large rear garden with lawn, patio, timber shed and gated access to front of house

**Front Garden**  
Paved with gravel and shrub beds, gated access to rear of house

**Additional Information**  
Tenure : Freehold  
Council Tax Band : B  
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).

