



**Oriel Drive, Aintree Village, Liverpool, L10 3JR**  
**£215,000**

Grosvenor Waterford are delighted to offer for sale this extended three bedroom semi detached house, with garage, located in the heart of Aintree Village. The spacious accommodation briefly comprises entrance hall, lounge, dining room, morning room and extended kitchen. To the first floor are three bedrooms and a family bathroom. Outside there is a good sized south facing rear garden and front garden with off road parking, leading to the attached garage. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A lovely family home, viewing highly recommended.





### Entrance Hall

entrance door and uPVC double glazed window to front aspect, radiator, understairs cupboard, stairs to first floor

### Lounge

10'11" x 12'10" (3.33m x 3.92m)  
glazed windows to rear aspect, gas fire, open to dining room

### Dining Room

11'1" x 11'3" (3.40m x 3.43m)  
uPVC double glazed window to rear aspect, radiator

### Morning Room

8'2" x 10'5" (2.51m x 3.20m)  
uPVC double glazed windows and door to rear aspect, radiator

### Kitchen

17'3" x 7'2" (max) (5.26m x 2.20m (max))  
fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, plumbing for washing machine, space for fridge freezer, radiator, Vaillant boiler, tiled walls, uPVC double glazed window to rear aspect, door to garage

### First Floor

#### Landing

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

#### Bedroom 1

12'2" x 10'9" (3.72m x 3.28m)  
uPVC double glazed window to front aspect, radiator

#### Bedroom 2

10'4" x 10'9" (3.17m x 3.28m)  
uPVC double glazed window to rear aspect, radiator, built in cupboard

#### Bedroom 3

8'3" x 7'9" (2.54m x 2.38m)  
uPVC double glazed window to rear aspect, radiator

### Family Bathroom

4'6" x 7'7" (1.39m x 2.32m)  
white suite comprising; panelled bath, wash hand basin and low level w.c., radiator, tiled floor and walls, uPVC double glazed frosted window to front aspect

### Outside

#### Attached Garage

17'6" x 6'8" (5.35m x 2.05m)  
double opening doors, power and light, door to rear garden

#### South Facing Rear Garden

good sized rear garden with patio, lawn and established planting

#### Front Garden

walled front with open access to paved driveway

### 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		86
(69-80) C		
(55-68) D	59	
(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		84
(69-80) C		
(55-68) D	52	
(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		