



Oriel Drive, Aintree Village, Liverpool, L10 3JR £225,000

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

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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		