



**Grosvenor Waterford**  
ESTATE AGENTS LIMITED

**Wrekin Drive, Aintree Village, Liverpool, L10 6NE**





A fantastic opportunity to purchase this two bedroom semi detached dormer bungalow, benefitting from a full width extension to the rear, loft room and south facing rear garden. The spacious accommodation briefly comprises; entrance hall, open plan lounge/sitting room/kitchen with bi-fold doors to the rear garden, two double bedrooms, shower room and stairs leading to a loft room with velux skylights. The property also benefits from uPVC double glazing with plantation shutters and gas central heating. Offered with no ongoing chain an early viewing of this unique bungalow is considered essential.

£225,000





### Entrance Hall

uPVC front door, radiator, laminate flooring

### Lounge 15'3" x 12'6" (4.65m x 3.82m)



open to sitting room, feature fire place with log burner effect fire, radiator, laminate flooring

### Sitting Room 9'1" x 20'11" (2.77m x 6.38m)



uPVC double glazed bi-fold doors to rear garden, vertical radiator, tiled flooring, inset ceiling spotlights, open to kitchen, uPVC double glazed window to side aspect

### Kitchen 9'1" x 8'11" (2.78m x 2.72m)



extending into the sitting room with a range of base and wall cabinets with

complementary worktops, space for fridge freezer, plumbing for washing machine, inset ceiling spotlights, tiled floor, uPVC double glazed window to side aspect with plantation shutters, stairs to first floor

### Bedroom 1 12'2" (+wardrobes) x 11'8" (3.71m (+wardrobes) x 3.56m)



uPVC double glazed bay window to front aspect with plantation shutters, radiator, laminate flooring, fitted wardrobes

Bedroom 2 10'0" x 9'11" (3.05m x 3.03m)



uPVC double glazed window to front aspect with planation shutters, radiator, laminate flooring, fitted wardrobes

Shower Room 5'6" x 8'10" (1.69m x 2.71m)



modern white suite with shower cubicle with mains electric over, wash hand basin in vanity cabinet and low level w.c., vertical radiator, tiled floor and walls, inset ceiling spotlights, uPVC double glazed window to side aspect with plantation shutters

First Floor

Loft Room 14'5" x 14'5" (4.40m x 4.41m)



three Velux skylights, boiler, inset ceiling spotlights

Outside

South Facing Rear Garden



rear garden with patio extending around to the side and artificial lawn, gated access to front

Front Garden

walled front with open access to good sized paved driveway

Detached Garage

up and over door

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		69
		49
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC







