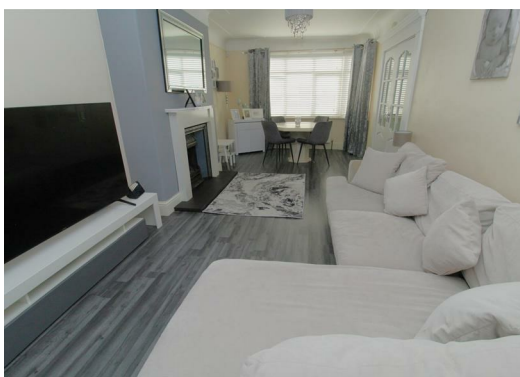




Oriel Drive, Aintree Village, Liverpool, L10 3JN

£235,000

Grosvenor Waterford are delighted to offer for sale this extended three bedroom semi detached house situated in Aintree Village and close to primary schools, shops and Old Roan Station. The accommodation briefly comprises; entrance hall, through lounge, extended play room and modern extended kitchen. To the first floor there are three bedrooms and a fabulous re-modelled bathroom with free standing bath and separate shower cubicle. Outside there is a good sized private rear garden and a front garden with off road parking. The property also benefits from uPVC double glazing, electrical re-wire with hard wired internet access to each room and gas central heating with new boiler and radiators. This very charming home is filled with so many unique features that an early viewing is considered essential.



Entrance Hall

composite front door and uPVC double glazed window, radiator, laminate flooring, stairs to first floor

Through Lounge

21'9" x 10'9" (6.63m x 3.28m)

uPVC double glazed bay window to front aspect, unusual uPVC arched french doors to play room, gas fire in feature surround, radiator, laminate flooring

Play Room

10'2" x 6'3" (3.10m x 1.93m')

uPVC french doors to garden, laminate flooring, skylight

Extended Kitchen

17'10" x 7'4" (5.44m x 2.26m)

fitted kitchen featuring a range of wall and base cabinets with complementary solid oak worktops, integrated dishwasher, plumbing for washing machine, fridge freezer, butler sink, red glass splash backs, under stairs storage, radiator, uPVC double glazed window to side aspect, matching feature arched uPVC french doors to rear garden

First Floor

Landing

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

Bedroom 1

12'0" x 10'9" (3.68m x 3.28m)

uPVC double glazed bay window to front aspect, fitted wardrobes, radiator

Bedroom 2

10'9" x 9'4" (3.30m x 2.87m)

uPVC double glazed window to rear aspect, radiator

Bedroom 3

7'8" x 6'9" (2.34m x 2.06m)

uPVC double glazed window to front aspect, radiator

Family Bathroom

7'4" x 8'3" (2.26m x 2.54m)

spacious bathroom with white suite comprising; low level w.c. and wash hand basin in vanity cabinet, free standing bath and shower cubicle with mains shower, tiled floor and walls, chrome heated towel rail, radiator, uPVC double glazed frosted window to rear aspect

Outside

Private Rear Garden

private rear garden not overlooked with lawn, well stocked shrub and flower borders, two patios, gated access to front of house

Front Garden

walled front with open access to paved driveway and shrub and flower bed, gated access to rear of house

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		51
(55-68) D		
(39-54) E		
(21-38) F		44
(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		84
(81-91) B		
(69-80) C		44
(55-68) D		
(39-54) E		
(21-38) F		44
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		