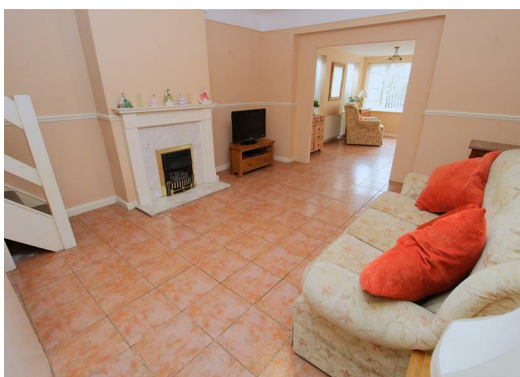




Wrekin Drive, Aintree Village, Liverpool, L10 6NE

£225,000

Grosvenor Waterford are delighted to offer for sale this extended two bedroom semi detached bungalow, benefitting from a full width extension to the rear, loft room and south facing rear garden. The spacious accommodation briefly comprises; entrance hall, lounge, kitchen, extended family room, two double bedrooms, extended shower room and stairs leading to a loft room with skylight. Outside there is a rear garden with access to a converted garage and walled front with open access to good sized paved driveway. The property also benefits from uPVC double glazing and gas central heating with a new boiler and is offered with no ongoing chain. A good sized bungalow in a sought after road - viewing recommended.



Entrance Hall

main entrance door, radiator, tiled floor

Lounge

16'0" x 12'9" (4.89m x 3.90m)

gas fire in feature surround, radiator, tiled floor, open to family room, stairs to loft room

Kitchen

9'7" x 8'10" (2.94m x 2.71m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, electric cooker, plumbing for washing machine, space for under counter fridge and freezer, radiator, tiled floor and splashbacks

Family Room

13'4" (max) x 19'10" (4.08m (max) x 6.06m)

uPVC double glazed windows to rear and both side aspects, two radiators, tiled flooring, uPVC double glazed french doors to rear garden

Bedroom 1

14'1" (into bay) x 11'9" (4.30m (into bay) x 3.60m)

uPVC double glazed window to front aspect, radiator, laminate flooring

Bedroom 2

9'11" x 9'10" (3.04m x 3.02m)

uPVC double glazed window to front aspect, radiator, laminate flooring

Shower Room

8'0" x 8'10" (2.44m x 2.70m)

remodelled bathroom in approx 2022 with white suite comprising; wash hand basin and low level w.c. in vanity cabinet, shower cubicle with mains shower, chrome heated towel rail, tiled walls, uPVC double glazed frosted window to side aspect

First Floor

Loft Room

14'3" x 13'2" (max) (4.36m x 4.02m (max))

built in cupboard (housing Vaillant boiler installed approx 2 years ago), radiator, skylight, under eaves storage

Outside

South Facing Rear Garden

timber deck, patio, access to converted garage, gated access to side driveway

Converted Garage

glazed windows to front and side aspects, power and light, door to rear garden

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	56	
(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		
(81-91) B		74 75
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		