



Kingfield Road, Orrell Park, Liverpool, L9 3AN

Grosvenor Waterford  
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for Sale this spacious four bedroom detached house situated in popular residential area of Orrell Park, Liverpool close to local amenities and transport links. The property enjoys a corner plot with south facing rear garden and briefly comprises; entrance hall, through lounge/dining room, kitchen, utility room and downstairs w.c.. To the first floor there are four bedrooms, the master having ensuite and a family bathroom. Outside there is a good sized rear garden and garden to front with off road parking leading to the integral garage. The property also benefits from gas central heating and uPVC double glazed windows. Viewing is recommended for this great sized family home.

**£265,000**



### Entrance Hall

front entrance door, radiator, stairs to first floor

### Downstairs W.C.

low level w.c, sink

### Through Lounge/Dining Room 24'4" x 10'11" (7.43m x 3.33m)



uPVC double glazed window to front, electric fire in feature surround, two radiators, uPVC double glazed patio doors to garden

### Kitchen 14'9" (max) x 8'10" (4.50m (max) x 2.71m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, space for fridge freezer, radiator, tiled splashbacks, uPVC double glazed window to rear aspect

### Utility Room 6'9" x 6'11" (2.06m x 2.11m)

fitted cabinets with complementary worktops and sink, plumbing for washing machine, space for tumble dryer, radiator, uPVC double glazed window to rear aspect, uPVC double glazed door to rear garden

### First Floor

#### Landing

loft access, airing cupboard, radiator

### Master Bedroom 14'6" x 10'4" (4.44m x 3.16m)



uPVC double glazed window to front aspect, radiator

### Ensuite



modern white suite comprising low level w.c, pedestal sink and shower cubicle with mains shower, radiator, part tiled walls, uPVC frosted double glazed window to front aspect

Bedroom 2 15'10" x 9'3" (4.85m x 2.82m)



uPVC double glazed window to front aspect, radiator

Bedroom 3 9'7" x 10'1" (2.94m x 3.09m)



uPVC double glazed window to rear aspect, radiator

Bedroom 4 8'3" x 9'8" (2.54m x 2.95m)

uPVC double glazed window to rear aspect, radiator

Family Bathroom 6'1" x 7'1" (1.86m x 2.16m)



modern white bathroom suite comprising, panelled bath with mains shower over, low level w.c. and pedestal sink, radiator, part tiled walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden



lawn area, patio area, gated access to front

Front Garden

corner plot with wrought iron fencing and open access to lawn and tarmac driveway

Integral Garage

up and over door, power and light

Additional Information

Tenure : Freehold  
Council Tax Band : D  
Local Authority : Liverpool

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 |                         |           |
|                                             | 71                      | 78        |
| 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                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 | 73                      | 78        |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



