



Victoria Drive, Orrell Park, Liverpool, L9 8BH

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for Sale this stunning five bedroom Victorian semi detached house located in a popular road and convenient for all local amenities. This impressive property has been tastefully modernised in keeping with it's character and provides spacious family accommodation briefly comprising; vestibule, hall, downstairs w.c., two reception rooms and a recently fitted open plan dining kitchen with stairs leading down to the cellar area. To the first floor there are four bedrooms and a family bathroom refitted two years ago, with further stairs leading to the second floor and fifth bedroom. Outside there is a large landscaped mature rear garden and walled front garden with ample off road parking The property also benefits from wholly owned solar panels, uPVC double glazed sash windows and gas central heating. with a new boiler installed in 2021. An internal inspection is essential to appreciate the care that has gone into the beautiful finish of this exceptional home.

£375,000



Vestibule

front entrance door, parquet flooring

Spacious Hall

radiator, parquet flooring, stairs to first floor

Downstairs W.C.

white suite comprising; low level w.c. and wash hand basin, uPVC double glazed sash window to front aspect

Front Reception Room 16'6" (into bay) x 14'8" (5.05m (into bay) x 4.48m)



uPVC double glazed sash bay windows to front aspect, gas fire in period feature surround, radiator, parquet flooring

Rear Reception Room 16'4" x 12'2" (5.00m x 3.71m)



uPVC double glazed french doors to rear garden, gas fire in period feature surround, radiator, parquet flooring

Dining Room 14'10" (max) x 11'9" (4.54m (max) x 3.60m)

uPVC double glazed sash window to rear aspect, feature fireplace, radiator, tiled floor, two radiators, stairs to cellar, open to kitchen

Kitchen 15'7" x 7'10" (4.76m x 2.41m)



quality fitted kitchen with a range of base and wall cabinets with complementary quartz worktops, integrated oven, microwave and gas hob with extractor over, integrated dishwasher and washing machine, tiled floor, uPVC double glazed window to side aspect, door to rear garden

Cellar

door to side aspect

First Floor

Landing

split level landing

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- 5 Bedroom Character Victorian Semi Detached Property
- Gas Central Heating (new boiler 2021)
- New Kitchen and Bathroom (within last 4 years)
- EPC Rating TBC
- Large Rear Garden
- Fully Owned Solar Panels

- uPVC Double Glazed Sash Windows
- Walled Front with Off Road Parking
- Cellar

Bedroom 1 11'10" x 8'7" (3.63m x 2.62m)



uPVC double glazed sash window to rear aspect, radiator, parquet flooring

Bedroom 2 16'4" x 12'7" (5.00m x 3.86m)



uPVC double glazed sash window to rear aspect, radiator, laminate flooring

Bedroom 3 13'1" x 13'8" (4.00m x 4.17m)



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

Bedroom 4 9'6" x 10'9" (2.91m x 3.28m)

uPVC double glazed sash windows to front aspect, radiator, laminate flooring

Family Bathroom 11'1" x 7'9" (3.38m x 2.38m)



modern white suite comprising: freestanding bath, shower cubicle with electric shower, wash hand basin and low level w.c., two radiators, tiled floor, uPVC double glazed sash windows to side and rear aspects

Second Floor

Bedroom 5 12'0" x 11'10" (3.66m x 3.63m)



uPVC double glazed sash window to rear aspect, radiator, laminate flooring, under eaves storage

Outside

Front Garden

walled front with imprinted concrete driveway and landscaped borders

Rear Garden

beautiful landscaped and mature rear garden with patio area and outbuilding, gated access to front

Additional Information

Tenure : Freehold

Council Tax Band : C

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.

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		
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		
(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		



