



Kingfield Road, Orrell Park, Liverpool, L9 3AW

Grosvenor Waterford  
ESTATE AGENTS LIMITED





Grosvenor Waterford are delighted to offer for Sale this fabulous Redrow built three bedroom detached house situated in popular residential area of Orrell Park with Augustine Park playing fields behind. The property is based on the Kennet design with accommodation briefly comprising; entrance hall, lounge, dining room, kitchen and downstairs w.c.. To the first floor there are three bedrooms, the master having ensuite and a family bathroom. Outside there is a private rear garden and garden to front with artificial lawn and railings with driveway leading via gates down the side of the property to a detached garage. The property also benefits from gas central heating and uPVC double glazed windows. Viewing is recommended for this perfect family home.

**£270,000**





### Entrance Hall

front entrance door, radiator, tiled floor, built in cupboard, stairs to first floor, uPVC double glazed window to side aspect

### Lounge 15'7" x 10'7" (4.75m x 3.25m)



uPVC double glazed window to front aspect, wall mounted electric fire in features surround, radiator, open to dining room

### Dining Room 10'7" x 8'10" (3.23m x 2.70m)



uPVC double glazed patio doors to rear garden, radiator, open to kitchen

### Kitchen 11'10" x 8'4" (3.62m x 2.55m)



fitted kitchen with a range of base and wall cabinets with

complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator, tiled floor and splashbacks, uPVC double glazed window to rear aspect, door to side passageway and rear garden

### Downstairs W.C.

modern white suite with low level w.c. and wash hand basin, radiator, tiled floor and splashbacks, uPVC double glazed frosted window to front aspect

### First Floor

#### Landing

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

### Master Bedroom 12'10" x 11'1" (3.92m x 3.39m)



uPVC double glazed window to front aspect, radiator, door to ensuite

### Ensuite

white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., radiator, tiled splashbacks, uPVC double glazed frosted window to side aspect

**Bedroom 2 10'0" x 11'0" (3.07m x 3.36m)**



uPVC double glazed window to rear aspect, radiator

**Bedroom 3 9'8" (+wardrobes) x 7'4" (2.96m (+wardrobes) x 2.26m)**



uPVC double glazed window to rear aspect, radiator, built in wardrobe

**Family Bathroom 8'5" x 7'2" (2.59m x 2.19m)**



modern white suite comprising; panelled bath, wash hand basin and low level w.c., radiator, tiled splashbacks, built in cupboard, uPVC double glazed frosted window to front aspect

**Outside**

**Rear Garden**



private rear garden with playing fields behind with patio, lawn and mature planting, open access to side driveway and detached garage

**Front Garden**

beautiful front with wrought iron railings with separate pedestrian gate and double gated access to tarmac driveway and artificial lawns

**Detached Garage**

up and over door, power and light

**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](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		
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		
England & Wales		
EU Directive 2002/91/EC		







