



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.

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	



