



## Oriel Drive, Aintree Village, Liverpool, L10 3JS £195,000

Grosvenor Waterford are delighted to offer for sale this spacious three bedroom town house situated in the heart of Aintree Village. The accommodation briefly comprises; entrance hall, lounge, dining room and kitchen. To the first floor there are three bedrooms, shower room and separate w.c.. Outside there is a good sized south facing rear garden, which is not overlooked and an open plan front with off road parking. The property also benefits from uPVC double glazing and gas central heating. A fabulous family home that is offered with no ongoing chain - early viewing advised.





**Entrance Hall**

uPVC front door, radiator, stairs to first floor, uPVC double glazed window to front aspect

**Lounge**

12'0" x 13'11" (3.66m x 4.26m)

uPVC double glazed french doors with glazed side panels to rear garden, radiator, gas fire in feature surround

**Dining Room**

10'10" x 9'6" (+doorway) (3.32m x 2.92m (+doorway))

uPVC double glazed window to front aspect, radiator, gas fire in feature surround, built in cupboard

**Kitchen**

10'4" x 9'6" (3.15m x 2.92m)

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

**First Floor**

**Landing**

built in cupboard, access to loft space

**Bedroom 1**

10'0" x 15'11" (3.05m x 4.86m)

uPVC double glazed window to rear aspect, radiator

**Bedroom 2**

12'0" x 9'6" (3.66m x 2.91m)

uPVC double glazed window to rear aspect, radiator

**Bedroom 3**

8'3" x 9'9" (2.52m x 2.99m)

uPVC double glazed window to front aspect, radiator, built in cupboard

**Shower Room**

9'3" x 6'1" (2.83m x 1.87m)

modern white suite comprising: shower cubicle with electric shower and wash hand basin, radiator, built in cupboard, uPVC double glazed window to front aspect

**W.C.**

low level w.c., Ideal boiler, uPVC double glazed window to front aspect

**Outside**

**South Facing Rear Garden**

good sized south facing rear garden which is not overlooked with patio, lawn with established borders, greenhouse and brick outbuildings comprising w.c. and workshop

**Front Garden**

open plan front garden with lawn and driveway, gated access to side passageway leading to the rear garden

**Additional Information**

Tenure : Freehold

Council Tax Band : B

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](http://www.gov.uk/government/organisations/land-registry).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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