



Oriel Drive, Aintree Village, Liverpool, L10 3JS £185,000

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

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