Grosvenor Waterford
Estate Agents

BRITISH PROPERTY AWARDS
GOLD WINNER
ESTATE AGENT IN LIVERPOOL

Radley Drive, Aintree Village, Liverpool, L10 3LG
£250,000

Grosvenor Waterford are delighted to offer for Sale this extended three bedroom semi detached property situated in the heart of Aintree Village close to local amenities, schools and transport links. The recently redecorated property briefly comprises; entrance hall, living room and extended open plan dining kitchen. To the first floor there are three bedrooms and a modern family bathroom. Outside there is a good sized private rear garden and walled front garden with artificial lawn and driveway. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. An ideal family home in a great location - viewing recommended.

Entrance Hall
uPVC front door and window, laminate flooring, stairs to first floor, under stairs storage

Living Room
21'3" x 10'7" (6.48m x 3.25m)
uPVC double glazed window to rear aspect and French Doors to garden, selection of modern fitted wall and base units with complimentary worktops, stainless steel sink and drainer, integrated fridge/freezer, integrated washing machine, integrated dish washer, tiled under units as splash backs, integrated electric oven, gas hob and extractor over, boiler, radiator, feature fire place, radiator, laminate flooring, double doors to dining room

Dining Room
8'7" x 9'11" (2.63m x 3.03m)
uPVC double glazed french doors to rear garden, radiator, laminate flooring, inset ceiling spotlights, velux skylight, open to kitchen

Kitchen
17'6" x 7'6" (5.34m x 2.29m)
fitted kitchen with a range of wall and base cabinets with complementary worktops, integrated oven and gas hob with extractor over, integrated fridge/freezer and dishwasher, plumbing for washing machine, laminate flooring, tiled splashbacks, inset ceiling spotlights, Worcester boiler, velux skylight, uPVC double glazed window to rear aspect

First Floor

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

Bedroom 1
11'7" x 10'7" (3.55m x 3.25m)
uPVC double glazed window to front aspect, radiator

Bedroom 2
9'3" x 10'9" (2.82m x 3.28m)
uPVC double glazed window to rear aspect, radiator

Bedroom 3
8'3" x 7'4" (2.52m x 2.24m)
uPVC double glazed window to front aspect, radiator

Family Bathroom
6'7" x 7'6" (2.03m x 2.29m)
modern white bathroom suite comprising: panelled bath with electric shower over, wash hand basin in vanity unit and low level w.c., chrome heated towel rail, tiled flooring and walls, inset ceiling spotlights, uPVC double glazed frosted window to front aspect,

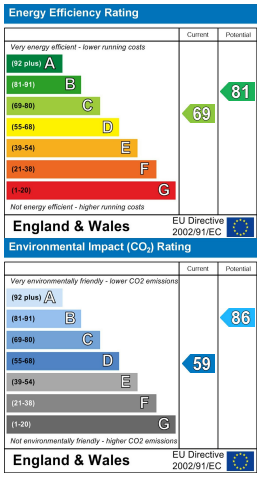
Outside

Rear Garden
enclosed private rear garden, patio area, borders, gated access to front

Front Garden
walled front with open access to artificial lawn and paved driveway

Additional Information
Tenure : Freehold
Council Tax Band : D
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.



Grosvenor Waterford Estate Agents
Helping you make the right move since 2008

197 Altway, Aintree, Liverpool L10 6LB
Tel: 0151 526 7638
Fax: 0151 526 7971

The Property Ombudsman