



Oriel Drive, Aintree Village, Liverpool, L10 3JP

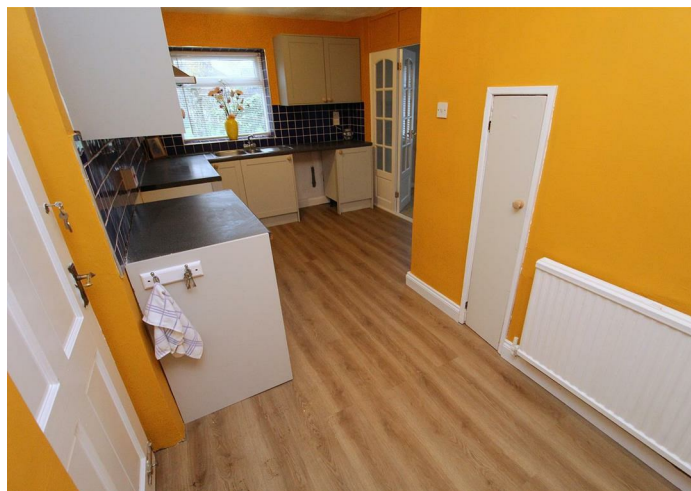
Grosvenor Waterford
ESTATE AGENTS LIMITED





Grosvenor Waterford are pleased to offer for Sale this three bedroom end townhouse situated in sought after Aintree Village, set back off Oriel Drive and ideally located for access to shops schools and transport links. The accommodation briefly comprises; entrance hall, lounge, dining room and kitchen/breakfast room. To the first floor there are three bedrooms and a family bathroom. Outside there is a very large rear garden and hedged front with gated access. The property also benefits from uPVC double glazing and gas central heating and is offered with the added advantage of no ongoing chain. Early viewing highly recommended for this ideal family home.

£210,000



Entrance Hall

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

Dining Room 11'8" (into bay) x 10'11" (3.56m (into bay) x 3.34m)



uPVC double glazed bay window to front aspect, radiator, laminate flooring

Lounge 10'5" (max) x 14'8" (3.18m (max) x 4.48m)



uPVC double glazed window to front aspect, gas fire in feature surround, radiator, double doors to kitchen

Kitchen/Breakfast Room 19'0" (max) x 9'1" (max) (5.81m (max) x 2.79m (max))



fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker point with extractor over, space for fridge freezer, plumbing for washing machine, radiator, laminate flooring, understairs cupboard, uPVC double glazed windows to side and rear aspects, door to side passageway

First Floor

Landing

two built in cupboards

Bedroom 1 10'4" x 14'7" (3.15m x 4.45m)



uPVC double glazed window to front aspect, radiator

Bedroom 2 8'7" x 11'5" (2.63m x 3.48m)



uPVC double glazed window to rear aspect, radiator, fitted wardrobes, built in cupboard

Bedroom 3 10'4" x 6'0" (3.15m x 1.83m)



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

Family Bathroom 5'5" x 8'11" (1.66m x 2.74m)



white suite comprising; panelled bath, wash hand basin and low level w.c., tiled walls, two uPVC double glazed frosted windows to rear aspect

Outside

Large Rear Garden

very large rear garden not overlooked with patio, lawn and shed

Front Garden

hedged front with pedestrian gated access

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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



