



Wrekin Drive, Aintree Village, Liverpool, L10 6NE £225,000

Grosvenor Waterford are delighted to offer for sale this beautiful two bedroom extended semi detached bungalow in a popular location close to local shops in the heart of Aintree Village. The modern accommodation briefly comprises; entrance hall, living room, kitchen, two double bedrooms and good sized shower room. Stairs from the hall lead to a loft room with dormer and skylight. Outside there is a lovely enclosed south facing rear garden and walled front garden with paved drive for a number of vehicles that leads to a detached garage. The property also benefits from a new roof tiles, uPVC double glazing and gas central heating and is offered with no ongoing chain. With demand for such bungalows in Aintree Village being high, an early viewing is recommended.



Storm Porch

uPVC front door, laminate flooring

Hall

glazed front door, radiator, stairs to loft room

Lounge

15'3" x 12'7" (4.65m x 3.85m)

radiator, gas fire in feature surround, uPVC double glazed patio doors to dining room

Dining Room

9'3" x 9'3" (2.84m x 2.84m)

uPVC double glazed windows to side and rear aspects, laminate flooring

Breakfast Kitchen

12'4" x 8'11" (3.77m x 2.72m)

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

Bedroom 1

10'10" (+wardrobes) x 11'9" (3.31m (+wardrobes) x 3.59m)

uPVC double glazed window to front aspect, radiator, fitted wardrobes

Bedroom 2

9'11" x 9'10" (3.04m x 3.01m)

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

Shower Room

5'3" x 8'9" (1.62m x 2.68m)

white suite comprising; shower cubicle with mains shower over, wash hand basin in vanity cabinet and low level w.c., radiator, tiled floor and walls, inset ceiling spotlights, built in cupboard, uPVC double glazed frosted window to side aspect

First Floor

Loft Room

14'2" x 13'2" (4.34m x 4.03m)

dormer window to front aspect, velux skylight to rear, radiator, laminate flooring, under eaves storage

Outside

Front Garden

walled front with double gated access to paved driveway that leads down the side of the property to a detached garage

South Facing Rear Garden

beautiful rear garden with patio, lawn and landscaped borders

Detached Garage

up and over door, glazed windows and door to side aspect

Additional Information

Tenure : Freehold

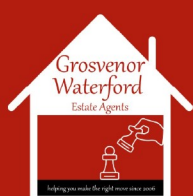
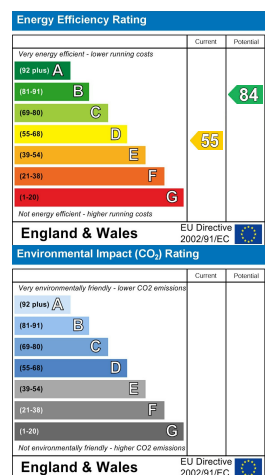
Council Tax Band : C

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.



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