



Oriel Drive, Aintree Village, Liverpool, L10 3JR

Grosvenor Waterford  
ESTATE AGENTS LIMITED





Grosvenor Waterford are delighted to offer for Sale this stunning three bedroom semi detached house situated in Aintree Village and convenient for local shops, schools and Old Roan Station. The accommodation has been renovated by the current owners and briefly comprises; entrance hall, lounge and knocked through dining room / new fitted kitchen with integrated appliances and bi-folds. To the first floor there are three bedrooms and a family bathroom. Outside there is a good sized south facing rear garden, and a walled front garden with off road parking. The property also benefits from uPVC double glazing, updated electrics including new fuse board and gas central heating. An early viewing is recommended for beautiful family home.

**£225,000**





### Entrance Hall

uPVC front door with uPVC double glazed window, radiator, understairs cupboard, laminate flooring, stairs to first floor

### Living Room 11'2" x 11'0" (3.41m x 3.36m)



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

### Dining Room 12'0" x 11'1" (3.68m x 3.40m)



uPVC double glazed bi-fold doors to rear garden, feature fireplace with electric log burner effect fire, vertical radiator, laminate flooring, open to kitchen

### Kitchen 11'1" x 6'4" (3.40m x 1.94m)



new fitted kitchen with a range of wall and base cabinets with complementary

worktops, integrated double oven and hob with extractor over, integrated washing machine and dishwasher, space for fridge freezer, radiator, laminate flooring, inset ceiling spotlights, open pantry cupboard, uPVC double glazed window to rear aspect

### First Floor

#### Landing

uPVC double glazed window to side aspect, built in cupboard housing 'Worcester' boiler, access to loft space

### Bedroom 1 12'4" x 11'1" (3.76m x 3.40m)



uPVC double glazed bay window to front aspect, radiator

Bedroom 2 10'8" x 9'10" (3.27m x 3.00m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 7'4" x 7'11" (2.26m x 2.42m)



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

Family Bathroom 6'11" x 5'11" (2.12m x 1.82m)



modern white suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., part tiled walls, radiator, laminate flooring, uPVC double glazed frosted window to front aspect

Outside  
South Facing Rear Garden



timber deck, lawn, shrub and flower beds, patio, shed, gated access to front of house

Front Garden  
walled front with open access to gravel driveway and ornamental garden, gated access to rear of house

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		







