



Oriel Drive, Aintree Village, Liverpool, L10 3JL

£255,000

Grosvenor Waterford are delighted to offer for Sale this extended three bedroom semi-detached house located on Oriel Drive in sought after Aintree Village. The spacious accommodation briefly comprises entrance hall, living room, family room, dining room, kitchen and full length utility space to the side. To the first floor are three bedrooms and a fabulous family bathroom. Outside there is a stunning south facing rear garden and walled front with open access to a block paved driveway. The property also benefits from uPVC double glazing and gas central heating. A great sized family home in a great location - viewing highly recommended.



Entrance Hall

uPVC front door, radiator, laminate flooring, understairs storage, stairs to first floor

Living Room

12'5" x 11'3" (3.81m x 3.44m)

uPVC double glazed window to front aspect, gas fire in feature surround, radiator, laminate flooring

Family Room

11'11" x 11'3" (3.64m x 3.44m)

gas fire in feature surround, radiator, laminate flooring, open to dining room

Dining Room

10'0" x 9'3" (3.05m x 2.84m)

uPVC double glazed patio doors to rear garden, radiator, laminate flooring

Kitchen

17'10" x 8'7" (5.45m x 2.63m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated eye level double oven and gas hob with extractor over, integrated fridge freezer, plumbing for washing machine, tiled floor and splashbacks, radiator, inset ceiling spotlights, uPVC double glazed window to rear aspect, uPVC door to side utility area

Full Length Utility Space

23'5" x 6'7" (7.15m x 2.02m)

uPVC doors to front and rear aspects

First Floor

Landing

Bedroom 1

14'0" x 11'3" (4.28m x 3.44m)

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

Bedroom 2

10'3" x 10'7" (3.13m x 3.24m)

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

Bedroom 3

8'4" x 8'0" (2.55m x 2.45m)

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

Family Bathroom

7'4" x 8'2" (2.25m x 2.49m)

modern white suite with panelled bath with mains shower over, wash hand basin in vanity cabinet and low level w.c., chrome heated towel radiator, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted bay window to front aspect

Outside

South Facing Rear Garden

fabulous rear garden with block paved patio area and lawn with beautiful landscaped borders, garden shed

Front Garden

walled front with open access to block paved driveway

Additional Information

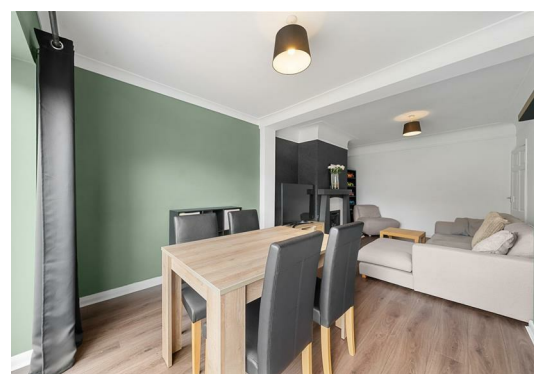
Tenure : Freehold

Council Tax Band : C

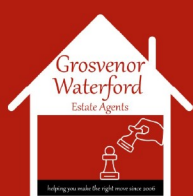
Local Authority : Sefton

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(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		



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