



Oriel Drive, Aintree Village, Liverpool, L10 6LN

Grosvenor Waterford  
ESTATE AGENTS LIMITED



Grosvenor Waterford are pleased to offer for sale this three bedroom townhouse situated in sought after Aintree Village and ideally located for access to shops, schools and transport links. The accommodation briefly comprises; entrance hall, living Room, dining room, kitchen and utility. To the first floor there are three bedrooms, bathroom and separate w.c.. Outside there is a private west facing rear garden and front overlooking a green space. The property also benefits from uPVC double glazing and gas central heating and is offered with the added advantage of no ongoing chain. An ideal first time with great potential in a popular location - viewing recommended.

£165,000



### Entrance Hall

uPVC front door, radiator, stairs to first floor

### Dining Room 8'3" (+bay) x 11'4" (2.52m (+bay) x 3.47m)



uPVC double glazed bay window to front aspect, radiator

### Living Room 10'4" x 17'7" (3.15m x 5.38m)



uPVC double glazed window to rear aspect, electric fire in feature surround, radiator, built in cupboard

### Kitchen 10'4" x 5'11" (3.16m x 1.82m)



fitted kitchen with base and wall cabinets with worktops, cooker, radiator, plumbing for washing machine, uPVC double glazed window and door to rear aspect

### Utility 8'4" x 5'11" (2.55m x 1.82m)



uPVC door to front aspect, space for fridge freezer, built in cupboard

**First Floor**

**Landing**

two built in cupboards, access to loft space

**Bedroom 1 9'11" x 14'6" (3.04m x 4.42m)**



uPVC double glazed window to front aspect, radiator

**Bedroom 2 8'10" x 11'7" (2.70m x 3.54m)**



uPVC double glazed window to rear aspect, radiator, built in cupboard (housing Vaillant boiler)

**Bedroom 3 9'10" x 6'0" (3.02m x 1.85m)**



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

**Bathroom 5'6" x 6'0" (1.68m x 1.84m)**



white suite comprising; panelled bath with electric shower over and wash hand basin, radiator, uPVC double glazed frosted window to rear aspect

**Separate W.C.**

low level w.c., uPVC double glazed frosted window to rear aspect

**Outside**

**Front Garden**

fenced front with open access to path and gravel borders

**Rear Garden**



lovely private rear garden laid mainly to lawn with shed

**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](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			
(55-68) D			
(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			
(69-80) C			
(55-68) D			
(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	



