Oriel Drive, Aintree Village, Liverpool, L10 6LL
£170,000

Grosvenor Waterford are delighted to offer a rare opportunity to purchase a fabulous one bedroom semi detached bungalow situated in popular Aintree Village and convenient for local shops and transport links. The property has been completely renovated by the current owner and the accommodation briefly comprises; entrance porch with storage cupboard, hall, living room, newly fitted kitchen, bedroom and newly fitted shower room. Outside there is an enclosed rear garden and open plan front garden facing a green. The property has been re-plastered, has a new gas central heating system, new uPVC double glazing, new floorings and has been re-wired. Viewing recommended.

Entrance Porch
new uPVC double glazed sliding doors, tiled floor, built in storage cupboard

Hall
5'5" x 3'7" (1.67m x 1.10m)
uPVC front door, radiator, laminate flooring, radiator

Living Room
13'11" x 11'1" (4.25m x 3.40m)
uPVC double glazed window to front aspect, gas fire in feature surround, radiator, laminate flooring

Kitchen
11'1" x 6'4" (3.40m x 1.95m)
newly fitted kitchen with base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, laminate flooring, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

Bedroom
11'3" x 10'6" (3.43m x 3.22m)
uPVC double glazed window to rear aspect, radiator, access to loft space

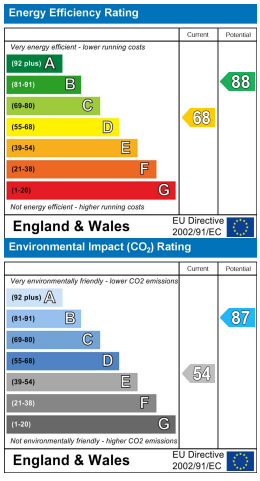
Shower Room
6'6" x 5'5" (2.00m x 1.67m)
newly fitted with a shower cubicle with mains shower, wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, tiled floor and part tiled walls, uPVC double glazed frosted window to front aspect

Outside

Rear Garden
patio area and lawn, shed, gated access to front

Additional Information
Tenure : Freehold
Council Tax Band : A
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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The Property Ombudsman