



Oakham Drive, Aintree Village, Liverpool, L10 8LR

Grosvenor Waterford
ESTATE AGENTS LIMITED



A fantastic opportunity to purchase a stunning four bedroom Sefton semi detached house situated at the end of a cul de sac in sought after Aintree Village. Unusually for Aintree the property is one of a few originally built as four bedrooms and has been renovated by the current owners to a high standard. The beautifully presented accommodation briefly comprises; entrance hall, lounge, open plan family area with a dining kitchen with integrated appliances and centre island and a utility room with w.c.. To the first floor are four double bedrooms and a new four piece bathroom with freestanding bath and separate shower cubicle. Outside there is a west facing rear garden and walled front garden with off road parking. The property benefits from new uPVC double glazed windows including bi-folds to the rear garden, new gas central heating system, electrical re-wire and new roof tiles, fascias and soffits, as well as a converted garage. A large and fabulous family home in an ideal location - early viewing recommended.

£330,000



Entrance Hall

new composite front door, laminate flooring, radiator, understairs cupboard, stairs to first floor

Lounge 14'5" x 11'3" (4.41m x 3.45m)



uPVC double glazed window to front aspect, media wall with space for electric log burner, vertical radiator, laminate flooring

Family Area/Dining Kitchen 10'2" (max) x 26'5" (3.12m (max) x 8.07m)



fabulous family area with quality fitted kitchen with a range of base and wall cabinets with complementary quartz worktops and centre island with breakfast bar, integrated oven, microwave and hob with extractor over, integrated dishwasher, space for american style fridge freezer, two radiators, laminate flooring, inset ceiling spotlights, uPVC double glazed window to rear aspect, uPVC double glazed bi-fold doors opening onto the rear garden

Utility Room / WC 4'1" x 7'11" (1.27m x 2.42m)

fitted base and wall cabinets with complementary worktops, plumbing for washing machine, two in one w.c. and sink, laminate flooring

Study 12'0" x 7'11" (3.66m x 2.42m)



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

First Floor

Landing

access to loft space, built in cupboard

Bedroom 1 10'7" x 15'10" (3.23m x 4.84m)



uPVC double glazed window to front aspect, radiator

Bedroom 2 13'5" x 11'5" (max) (4.09m x 3.48m (max))



uPVC double glazed window to front aspect, radiator

Bedroom 3 11'8" x 11'5" (max) (3.58m x 3.48m (max))



uPVC double glazed window to rear aspect, radiator

Bedroom 4 12'7" x 21'3" (max) (3.85m x 6.5m (max))



uPVC double glazed window to rear aspect, radiator

Family Bathroom 5'5" x 9'2" (1.67m x 2.81m)



fabulous fitted bathroom with freestanding bath, shower cubicle with mains shower, wash hand basin on vanity cabinet and low level w.c., brass heated towel rail, tiled floor and walls, inset ceiling spotlights, two uPVC double glazed frosted windows to rear aspect

Outside

Rear Garden

west facing rear garden with newly laid timber deck and lawn, gated access down side of property to front

Front Garden

walled front with block paved driveway and lawn

Additional Information

Tenure : Freehold
Council Tax Band : D
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		
(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 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



