



Oriel Drive, Aintree Village, Liverpool, L10 3JR £199,950

Grosvenor Waterford are delighted to offer for Sale this three bedroom semi detached property situated in sought after Aintree Village close to local amenities and transport links. The property briefly comprises; entrance hall, open plan lounge-dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is an enclosed south facing rear garden and front driveway, leading via double gates to a detached garage. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. An ideal family home in a great location - viewing recommended.



Entrance Hall

entrance door and uPVC double glazed window, radiator, understairs cupboards, stairs to first floor

Lounge-Dining Room

22'7" x 11'3" (6.89m x 3.45m)

through lounge and dining room which was previously two separate rooms
uPVC double glazed windows to front aspect, two radiators, open fire in feature surround, laminate flooring, uPVC double glazed windows and door to rear aspect

Kitchen

5'6" x 8'2" (1.68m x 2.50m)

fitted kitchen with base and wall cabinets with complementary worktops, integrated oven and gas hob, plumbing for washing machine, radiator, tiled walls, pantry cupboard, uPVC double glazed window to rear aspect, door to side aspect

First Floor

Landing

uPVC double glazed window to side aspect, access to loft space, built in cupboard

Bedroom 1

11'9" x 10'10" (3.59m x 3.32m)

uPVC double glazed window to front aspect, radiator

Bedroom 2

10'6" x 10'10" (3.21m x 3.32m)

uPVC double glazed window to rear aspect, radiator

Bedroom 3

8'2" x 7'8" (2.51m x 2.35m)

uPVC double glazed window to rear aspect, radiator

Family Bathroom

4'7" x 7'7" (1.41m x 2.33m)

white suite comprising; panelled bath with shower over, wash hand basin in vanity cabinet and low level w.c., radiator, tiled floor and walls, uPVC double glazed frosted window to front aspect

Outside

South Facing Rear Garden

good sized rear garden extending around the side with patio, lawn with established planting and detached garage

Front Garden

walled front with open access to driveway leading via double gates to the detached garage

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			84
(81-91) B			
(69-80) C			
(55-68) D		48	
(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			88
(81-91) B			
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			