



Warbreck Road, Orrell Park, Liverpool, L9 8EG

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to bring to the market for Sale a fabulous five bedroom Victorian semi detached house located in a popular road and convenient for all local amenities. The impressive, spacious family accommodation, which is spread over four floors, briefly comprises; vestibule, hall, living room, lounge, dining room and kitchen. To the basement there is a gymnasium and utility room. To the first floor there are three double bedrooms, one with ensuite and a family bathroom. To the second floor there are a further two bedrooms, one with ensuite. Outside there is a good sized rear garden and front garden with ample off road parking, leading to an attached garage. The property also benefits from gas central heating and uPVC double glazing. An internal inspection is essential to appreciate the care that has gone into the beautiful finish of this exceptional home.

£290,000



Vestibule

composite front door, uPVC double glazed window to side aspect

Hall

entrance door, radiator, laminate flooring, stairs to first floor and to basement

Living Room



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

Lounge

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

Dining Kitchen



modern fitted kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, gas range cooker, plumbing for washing machine, space for fridge freezer, and wine cooler, radiator, tiled floor and splashbacks, inset ceiling spotlights, uPVC double glazed windows to side and rear aspects, uPVC double glazed french doors to rear garden

Basement

under stairs storage

Gym

uPVC double glazed window to rear aspect, radiator, inset ceiling spotlights

Utility

inset ceiling spotlights

First Floor

Split Level Landing

Bedroom 1



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

Bedroom 2



uPVC double glazed window to front aspect, radiator, door to ensuite

Ensuite

white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., tiled floor and part tiled walls

Bedroom 3



uPVC double glazed bay window to front aspect, radiator, large walk in wardrobe/dressing room

Family Bathroom

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

Second Floor

Landing

access to loft storage, skylight

Bedroom 4



two uPVC double glazed windows to side aspect, radiator, door to ensuite

Ensuite

modern white suite comprising; shower cubicle with mains shower, wash hand basin in vanity cabinet and low level w.c., tiled floor, skylight

Bedroom 5



two uPVC double glazed window to front aspect, radiator

Outside

Rear Garden

lovely private rear garden with timber deck, patio and lawn

Front Garden

walled front with gated access to block paved driveway

Attached Garage

double opening doors to front and rear

Additional Information

Tenure : Freehold
Council Tax Band : C
Local Authority : Liverpool

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	



