



## **Radley Drive, Aintree Village, Liverpool, L10 3LG**

### **£240,000**

Grosvenor Waterford are delighted to offer for sale this beautifully presented three bedroom semi detached house situated in the heart of Aintree Village and convenient for local amenities including shops, schools and Old Roan Station. The property has been renovated throughout and provides modern accommodation comprising; entrance hall with large storage area, through lounge, conservatory and kitchen, with three bedrooms and modern family bathroom to the first floor. Outside there is a large rear garden and front garden with plenty of off road parking. The property also benefits from uPVC double glazing and gas central heating. A lovely family home - early viewing recommended.





### Entrance Hall

uPVC front door and double glazed window, radiator, stairs to first floor, large utility cupboard (housing combi boiler and having plumbing for w.c. and wash hand basin), understairs meter cupboard

### Living Room

21'11" x 10'8" (6.70m x 3.26m)

uPVC double glazed window to front aspect, two radiators, laminate flooring, uPVC double glazed patio doors to conservatory

### Kitchen

13'1" x 7'6" (4.00m x 2.29m)

modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated appliances (including double oven and gas hob with extractor over, fridge freezer and vented tumble dryer), radiator, laminate flooring, uPVC double glazed window to rear aspect, uPVC door to side

### Conservatory

15'1" x 8'11" (4.60m x 2.72m)

uPVC double glazed conservatory which benefits from uPVC double glazed roof, french doors to rear garden, laminate flooring, radiator

### First Floor

#### Landing

uPVC double glazed frosted window to side aspect, ladder access to boarded loft space with power and light

#### Bedroom 1

12'0" x 8'8" (3.67m x 2.65m)

uPVC double glazed window to front aspect, radiator, fitted wardrobes

#### Bedroom 2

10'9" x 9'5" (3.29m x 2.88m)

uPVC double glazed window to rear aspect, radiator, fitted wardrobes

#### Bedroom 3

8'4" x 7'7" (2.55m x 2.33m)

uPVC double glazed window to rear aspect, radiator, fitted wardrobes

### Family Bathroom

7'6" x 7'4" (2.31m x 2.25m)

stylish bathroom with square 'p' shaped bath with mains shower over, wash hand basin in vanity cabinet, low level w.c., chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to front aspect

### Outside

#### Rear Garden

well maintained rear garden with patio area, lawn with established borders, shed with power and light, gated access to front

#### Front Garden

part walled front, fully paved to provide ample off road park for two vehicles

### Additional Information

Tenure :

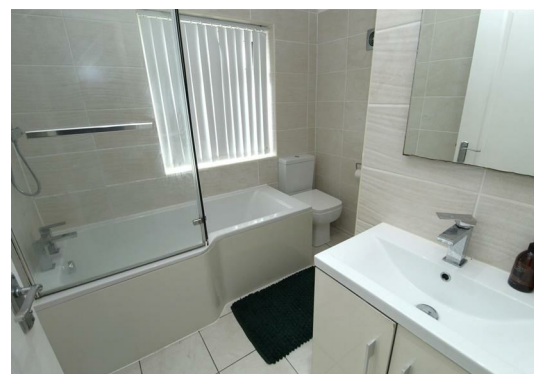
Council Tax Band :

Local Authority :

### 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		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		