



Ridgewood Way, Orrell Park, Liverpool, L9 8EJ



Grosvenor Waterford
ESTATE AGENTS LIMITED





Grosvenor Waterford are delighted to offer for sale this fabulous three bedroom semi detached property, built in 2019 by Persimmon, based on their Rufford specification. Situated in sought after Orrell Park the modern accommodation briefly comprises; entrance hall, lounge, dining kitchen, inner hall, downstairs w.c. and converted garage room. To the first floor there are three good sized bedrooms, the master having ensuite and a spacious bathroom. Outside there is a fabulous private rear garden and open plan front garden with off road parking. The property also benefits from uPVC double glazing, gas central heating and new floorings. A beautiful family home - early viewing advised.

£239,950



Entrance Hall

front door, radiator, engineered wood flooring

Lounge 16'0" x 10'3" (4.90m x 3.14m)

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

Sitting Room 13'5" (+cupboards) x 7'8" (4.10m (+cupboards) x 2.36m)

uPVC double glazed window to front aspect, engineered wood flooring, electric wall heater, built in cupboards

Inner Hall

radiator, new laminate flooring, stairs to first floor

Downstairs W.C.

low level w.c. and wash hand basin, part tiled walls

Dining Kitchen 7'7" x 18'10" (2.33m x 5.75m)

fabulous kitchen with a range of white base and wall cabinets with contrasting grey worktops, integrated oven and gas hob with extractor over, space for fridge freezer and tumble dryer, plumbing for washing machine, radiator, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

First Floor**Landing**

built in cupboard, access to loft space



Master Bedroom 14'3" (max) x 9'7" (max) (4.36m (max) x 2.93m (max))



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

Ensuite 6'11" x 4'3" (2.12m x 1.32m)

shower cubicle with mains shower over, wash hand basin and low level w.c., white heated towel rail, tiled floor and part tiled walls, uPVC double glazed frosted window to front aspect

Bedroom 2 11'2" x 8'8" (3.42m x 2.65m)



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

Bedroom 3 7'11" x 9'10" (2.42m x 3.00m)



uPVC double glazed window to rear aspect, radiator

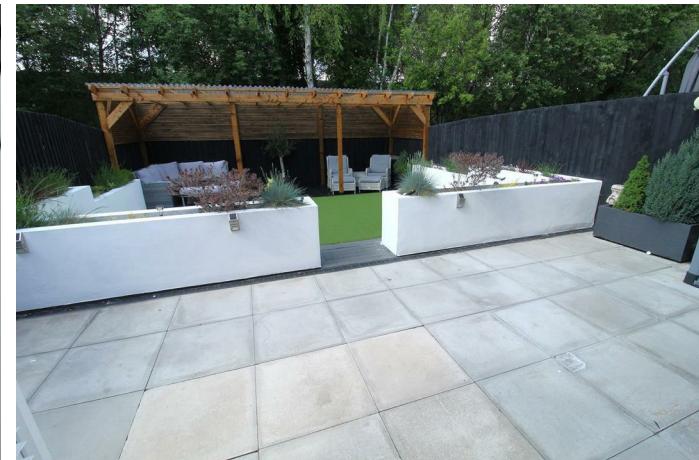
Family Bathroom 5'7" x 8'8" (1.72m x 2.65m)



modern white suite comprising; panelled bath, low level w.c. and wash hand basin, white heated towel rail, tiled floor and part tiled walls, uPVC double glazed frosted window to side aspect

Outside

Rear Garden



fabulous private rear garden, which is not overlooked with walled patio area, artificial lawn and separate timber decked area with pergola, gated access to front

Front Garden

open plan front with lawn and driveway providing off road parking

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		94
(81-91) B		82
(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 (CO₂) 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	



