



Wrekin Drive, Aintree Village, Liverpool, L10 6NE
£170,000

Grosvenor Waterford are delighted to offer for sale this two bedroom semi detached bungalow in the sought after location of Aintree Village, convenient for local shops and transport links. The property does require a complete overhaul so is perfect for someone looking to put their own stamp on their new home and has accommodation briefly comprising; entrance porch, hall, lounge, kitchen, two bedrooms and a bathroom. Outside there is a pleasant south facing rear garden and a walled front garden with gated off road parking. The property also benefits from double glazing and is offered with the added advantage of no ongoing chain. An early viewing recommended.



Entrance Porch

front door

Hall

door, meter cupboard, pull out ladder stairs giving access to part boarded loft

Lounge

15'2" x 12'10" (4.64m x 3.93m)

double glazed windows and door to rear aspect

Dining Kitchen

12'1" x 8'9" (3.69m x 2.68m)

double glazed windows to side and rear aspects, built in cupboards, pantry cupboard, double glazed door to rear garden

Bedroom 1

14'0" x 11'9" (4.27m x 3.60m)

double glazed window to front aspect, wall mounted heater

Bedroom 2

9'11" x 9'10" (3.04m x 3.02m)

double glazed window to front aspect, wall mounted heater

Bathroom

5'7" x 8'9" (1.72m x 2.68m)

three piece suite comprising; panelled bath, wash hand basin and low level w.c., part tiled walls, built in cupboard, double glazed window to side aspect

Outside

South Facing Rear Garden

good sized rear garden with patio, lawn and mature borders, garage structure

Front Garden

walled front with gated access to lawn and tarmac driveway leading down side of property

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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	
(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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		