



## Allerton Road, Allerton,

**£140,000**

**\*\* DOUBLE FRONTED COTTAGE \*\* THREE BEDROOMS \*\* POPULAR LOCATION \*\*  
\*\* GARDENS & PARKING \*\* CLOSE TO AMENITIES \*\* GRADE II LISTED**

Spacious three bedroom double fronted Grade II Listed Cottage which would make an ideal purchase for a young/growing family. Benefits from a dining kitchen, gas central heating, double glazing and a double driveway.

Within easy reach of amenities, local schools and excellent bus routes.

The accommodation briefly comprises of an entrance porch, vestibule, dining kitchen, utility, lounge, three first floor bedrooms - master having en-suite, plus a house bathroom.

To the outside there is a paved garden to the rear with a driveway providing ample off street parking.



### Entrance Porch

Tiled floor.

### Dining - Kitchen

16'6" x 16'3" (5.03m" x 4.95m")

Fitted kitchen having a range of wall and base units incorporating laminate sink unit, tiled splash back, radiator and upvc door leading to rear.

### Lounge

16'0" x 12'5" (4.88m" x 3.78m")

Log effect gas fire with feature fireplace surround and radiator.

### Utility

11'7" x 9'8" (3.53m" x 2.95m")

Fitted wall and base units, plumbing for auto wash, stainless steel sink unit and radiator.

### Cellar

Useful storage.

### First Floor Landing

Two useful storage cupboards.

### Bedroom One

16'7" x 12'0" (5.05m" x 3.66m")

Ornamental fireplace and radiator.

### En Suite

Three piece suite comprising shower cubicle, low flush wc, pedestal wash basin and radiator.

### Bedroom Two

10'2" x 10'0" (3.10m" x 3.05m")

Radiator.

### Bedroom Three

Radiator.

### Bathroom

Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

### Exterior

Enclosed patio garden to the rear with boards and shrubs together with an double driveway proving off street parking.

### Council Tax Band

C

### Tenure

FREEHOLD



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(15-38) <b>F</b>		(15-38) <b>F</b>	
(1-14) <b>G</b>		(1-14) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC