



000 Larkfield Road, Liverpool, L17 9PS Offers in excess of £260,000

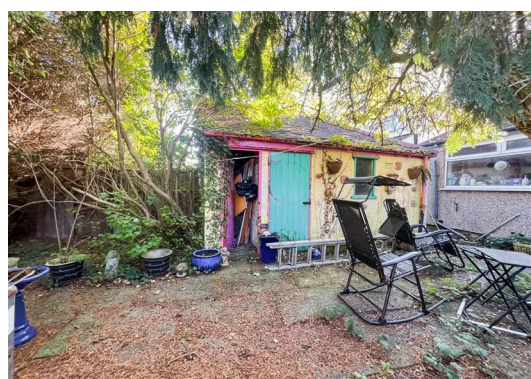
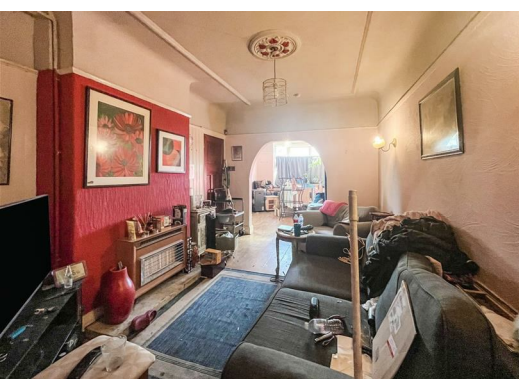
**** OFFERED WITH NO ONWARD CHAIN ** SEMI DETACHED HOME ****

Goodmove are pleased to present this spacious semi detached home which is conveniently located in a residential area south of the city of Liverpool. The Festival gardens and Riverside Drive are a short distance away and enjoyed by many along with the local amenities and access to Sefton Park. The shops, bars and restaurants along with leisure facilities are not far away making this a great place to live.

The property will require modernisation and briefly consists: lounge opening into dining room, kitchen stairs to first floor landing, three bedrooms and bathroom.

An enclosed garden with shrubs and trees to the rear.

Internal photos available upon request.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

