







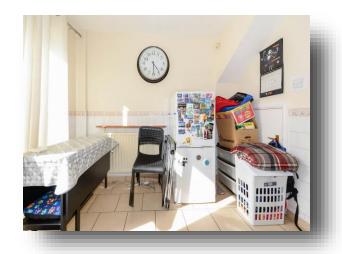


# welcome to

# **Turriff Road, Liverpool**

Well presented two bedroom semi-detached property being offered for sale benefiting from no onward chain. Perfectly positioned on Turriff Road in the sought after residential area of Knotty Ash. Within a short distance to local amenities including local schools & shops, this is a perfect family home













#### **Entrance Hall**

Single glazed door to front, radiator, tiled flooring, meter cupboards.

### Lounge

13' 1" x 13' 2" ( 3.99m x 4.01m )

Double glazed window to the front, fire place with electric fire, radiator, TV, laminate flooring.

## **Dining Room**

9' 7" x 6' 3" ( 2.92m x 1.91m )

Double glazed patio doors, radiator, tiled flooring, understairs cupboard, leading to kitchen.

#### **Kitchen**

6' 6" x 9' 7" ( 1.98m x 2.92m )

Fitted kitchen with wall and base units, double glazed window to the rear, stainless steel sink and drainer with one and a half bowl, work surfaces, part tiled walls, electric oven, gas hob, cooker hood, plumbing for washing machine, central heating boiler, tiled flooring.

#### Landing

Loft access, carpet.

#### **Bedroom One**

11' 2" from wardrobe door x 8' 1" ( 3.40m from wardrobe door x 2.46m )

Double glazed window to the rear, fitted wardrobes, radiator, TV, carpet

#### **Bedroom Two**

7' 6" x 11' 4" into recess ( 2.29m x 3.45m into recess ) Double glazed window to the front, fitted wardrobes, radiator, carpet.

#### **Bathroom**

Double glazed window to the side, radiator, bath with electric shower over, wash hand basin, extractor fan, WC, part tiling, ceiling spotlights.

#### External

Driveway offering off road parking & front & rear gardens.





## welcome to

# **Turriff Road, Liverpool**

- \*NO ONWARD CHAIN\*
- Lovely Two Bedroom Semi-Detached Property
- Ideal Family Home
- Popular Residential Location
- Front & Rear Gardens

Tenure: Freehold EPC Rating: D

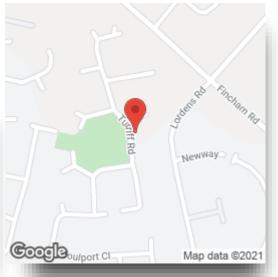
offers over

£120,000









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT118341
see all our properties on zoopla.co.uk | rightmove.co.uk | jonesandchapman.co.uk



Property Ref: ALT118341 - 0008 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





0151 734 1440



Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



jonesandchapman.co.uk