

# Milton Avenue, Liverpool L14 6TQ



## welcome to

## Milton Avenue, Liverpool

We are delighted to offer for sale extended semi detached property situated on the popular Milton Ave. Externally there are gardens to the front and rear.

Viewings strictly via this office.













#### **Entrance Hall**

Stairs rising to the first floor.

#### Lounge

11' 4" x 10' 5" ( 3.45m x 3.17m ) Double glazed bay window to the front, picture rail, feature fireplace. Open to:

#### **Dining Room**

14' 6" x 10' 5" (4.42m x 3.17m ) Double glazed door to garden, electric fire with feature surround, picture rail.

#### Kitchen

 $6^{\prime}$  5" x 10' 6" ( 1.96m x 3.20m ) Fitted kitchen with wall and base units, electric hob and oven, plumbing for washing machine, door to side entrance.

#### **Bedroom One**

10' 7" into alcove x 13' 4" into bay ( 3.23m into alcove x 4.06m into bay ) Double glazed bay window, radiator, picture rail.

#### **Bedroom Two**

8' 9" wardrobes x 14' 9" to bay ( 2.67m wardrobes x 4.50m to bay ) Window, fitted wardrobes, picture rail

#### **Bedroom Three**

6' 7" x 7' 7" ( 2.01m x 2.31m ) Window, radiator.

**Shower Room** Walk in shower, wash hand basin, W.C, extractor fan, radiator.

#### **External** Driveway and garden to the front. Laid to lawn, paved patio area, raised flower bed and access to garage to the rear.





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## Milton Avenue, Liverpool

- Semi Detached Property
- Three Bedrooms
- Dining Room
- Family Bathroom
- Detached Garage

Tenure: Freehold EPC Rating: D

## £180,000





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Please note the marker reflects the postcode not the actual property



Property Ref: ALT120719 - 0009 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.

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