



**Woodend Lane, Liverpool L24 3TQ**

**welcome to**

**Woodend Lane, Liverpool**

Jones and Chapman are pleased to offer for sale this three bedroom town terrace property which is situated on Woodend Lane L24.



### **Lounge**

12' 4" x 9' 9" ( 3.76m x 2.97m )

Double glazed window to the front, wood effect laminate flooring, radiator.

### **Dining Room**

10' 4" x 13' 5" ( 3.15m x 4.09m )

Double glazed window to the rear, wood effect laminate flooring, radiator.

### **Kitchen**

9' 2" x 8' 2" ( 2.79m x 2.49m )

Fitted kitchen with wall and base units, sink with drainer incorporating work surfaces, tiled floor, double glazed window to the rear.

### **Bedroom One**

10' 5" x 14' 2" ( 3.17m x 4.32m )

Double glazed window to the front, carpet, radiator.

### **Bedroom Two**

9' 7" x 12' 5" ( 2.92m x 3.78m )

Double glazed window to the rear, carpet, radiator.

### **Bedroom Three**

10' 1" x 10' 6" ( 3.07m x 3.20m )

Double glazed window to the front, wood effect laminate flooring, radiator.

### **Bathroom**

Shower cubicle, radiator, WC, wash hand basin, double glazed window to the rear.

### **Rear Garden**

Mature lawn, pond, timber panel fencing.



***view this property online*** [jonesandchapman.co.uk/Property/ALT121296](http://jonesandchapman.co.uk/Property/ALT121296)



welcome to

## Woodend Lane, Liverpool

- Three Bedroom Mid Terrace Property
- Through Lounge Diner
- Fitted Kitchen
- Double Glazed And Gas Central Heating
- Family Shower Room

Tenure: Freehold EPC Rating: C

offers over

**£115,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/ALT121296](https://www.jonesandchapman.co.uk/Property/ALT121296)



Property Ref:  
ALT121296 - 0006

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.

  
jones & chapman



**0151 734 1440**



Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



**[jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)**