









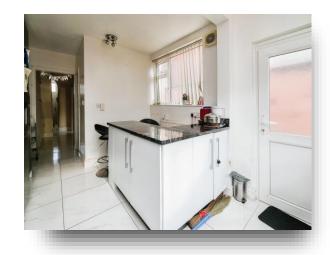
# welcome to

# **Ancaster Road, Liverpool**

Brought to the market by Jones and Chapman is this spacious four bedroom end terrace located in a highly sought after located. Situated in Aigburth, there is an abundance of nearby amenities which include regular transport links into the City, Sefton Park, shops and schools representing all ages













#### **Entrance Hall**

Stairs to first floor, tiled floor, radiator.

### Cloakroom

WC, shower cubicle, wash hand basin, tiled floor, spotlights.

## Lounge

15' 2" x 11' 8" ( 4.62m x 3.56m )

Double glazed window, wood effect flooring, radiator.

# **Dining Room**

12' 5" x 10' 2" ( 3.78m x 3.10m )

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

## Kitchen

18' 7" x 10' 5" ( 5.66m x 3.17m )

Tiled floor, fitted kitchen with wall and base unit incorporating working surfaces, integrated washing machine and dishwasher, gas hob, electric oven, radiator, double glazed window to the rear, double glazed door.

## **Bedroom One**

13' 2" x 8' 6" ( 4.01m x 2.59m )

Double glazed window to the front, carpet, radiator, fitted wardrobe.

## **Bedroom Two**

12' 2" x 7' 8" ( 3.71m x 2.34m )

Double glazed window to the rear, carpet, radiator.

# **Bedroom Three**

15' 7" x 7' 4" ( 4.75m x 2.24m )

Double glazed window to the front, carpet, radiator.

## **Bedroom Four**

8' 6" x 10' 5" ( 2.59m x 3.17m )

Double glazed window to the rear, carpet, radiator.

# Bathroom

Three piece bathroom, wash hand basin, WC, tiled floor, radiator.

## **External**

Rear courtyard.





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# **Ancaster Road, Liverpool**

- Four bedrooms End Terrace Property
- Bay Fronted Lounge
- Dining Room
- Kitchen Diner
- Shower Room

Tenure: Freehold EPC Rating: D

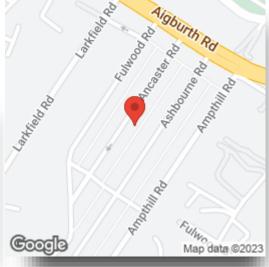
offers over

£280,000









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT121357



Property Ref: ALT121357 - 0005 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





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