



**Spofforth Road, Liverpool L7 6JY**

**welcome to**

**Spofforth Road, Liverpool**

In the popular area of Edge Hill, L7 close to the City Centre is this two-bedroom apartment brought proudly to the sales market by Jones and Chapman estate agents. Situated on Spofforth Road.



**Note**

Vendor will confirm leasehold information.

**Entrance Hall**

Wall mounted heater, wood effect laminate flooring.

**Open Plan Lounge Kitchen**

20' 3" x 12' 5" ( 6.17m x 3.78m )

Double glazed window, wall mounted heater, wood effect laminate flooring.

Fitted kitchen with wall and base units, work surfaces incorporating a stainless steel sink and drainer, electric oven, electric hob with cooker hood over, plumbing for washing machine.

**Bedroom One**

14' 1" x 8' 5" ( 4.29m x 2.57m )

Double glazed window, wall mounted heater, carpet flooring.

**Bedroom Two**

9' 6" x 7' 1" ( 2.90m x 2.16m )

Wall mounted heater, carpet flooring.

**Bathroom**

Bath with mixer tap, shower, wash hand basin, radiator, W.C.

**External**

Secure intercom access system and off road parking.



***view this property online*** [jonesandchapman.co.uk/Property/ALT121709](http://jonesandchapman.co.uk/Property/ALT121709)



welcome to

## Spofforth Road, Liverpool

- Two Bedroom Apartment
- Open Plan Living
- Fitted Kitchen
- Family Bathroom
- Double Glazing

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £60,000



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/ALT121709](https://www.jonesandchapman.co.uk/Property/ALT121709)



Property Ref:  
ALT121709 - 0003

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**