

**Heywood Road, Liverpool L15 7LS** 



## welcome to

# **Heywood Road, Liverpool**

Located on Heywood Road in the leafy desirable suburb of Wavertree Garden Suburb, L15, is this stunning three bedroom mid terrace property, welcomed to the sales market courtesy of appointed agents, Jones and Chapman.













#### **Entrance Hall**

Radiator, solid wood flooring.

#### Lounge

13' 9" x 12' 5" ( 4.19m x 3.78m ) Single glazed window to the front, gas fireplace, radiator, solid wood flooring.

## **Dining Room**

14' 2"  $\times$  14' 6" (  $4.32m \times 4.42m$  ) Single glazed window to the rear, radiator, solid wood flooring.

#### Kitchen

24' 9" x 8' 4" ( 7.54m x 2.54m )

Fitted kitchen with wall and base units, work surfaces incorporating a stainless steel sink an d drainer, electric oven, gas hob with cooker hood over, plumbing for washing machine/dishwasher, radiator, solid wood flooring, window and door leading to garden.

#### **Bedroom One**

12' 7" x 12' 8" ( 3.84m x 3.86m ) Single glazed window, radiator, carpet flooring.

#### **Bedroom Two**

13' 2"  $\times$  11' 9" ( 4.01m  $\times$  3.58m ) Single glazed window to the rear, radiator, carpet flooring.

#### **Bedroom Three**

 $8^{\circ}$  2" x  $8^{\circ}$  5" (  $2.49 \, m$  x  $2.57 \, m$  ) Single glazed window to the rear, radiator, carpet flooring.

#### **Bathroom**

Window to the front, radiator, bath with mixer tap, shower cubicle, wash hand basin, W.C, part tiling.

#### **External**

Rear garden and driveway to the front of the property.





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# **Heywood Road, Liverpool**

- Three Bedroom Town House
- Lounge
- Dining Room
- Fitted kitchen
- Family Bathroom

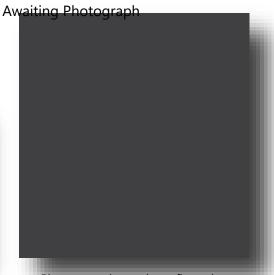
Tenure: Leasehold EPC Rating: Awaited

£305,000









Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref: ALT121854 - 0002 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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