



Grangeside, Liverpool L25 3PR

welcome to

Grangeside, Liverpool

Jones and Chapman Delighted to offer for sale this immaculate three bedroom semi detached family home situated on Grangeside L25. Beautifully presented throughout and nearby to an abundance of amenities which include transport links, shops and schools representing all ages.



Entrance Hall

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

Open Plan Loung Kitchen

17' 5" x 25' 3" (5.31m x 7.70m)

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

Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, electric oven, electric hob, plumbing for washing machine, fridge freezer, double glazed window to the rear, door leading to the garden.

Landing

Double glazed window to the side, carpet flooring, stairs rising from ground floor.

Bedroom One

11' 7" x 9' 3" (3.53m x 2.82m)

Double glazed window to the front, radiator, carpet flooring.

Bedroom Two

10' 10" x 9' 5" (3.30m x 2.87m)

Double glazed window to the rear, built in wardrobe, radiator, carpet flooring.

Bedroom Three

9' 6" x 7' 11" (2.90m x 2.41m)

Double glazed window. radiator, carpet flooring.

Bathroom

Double glazed window to the front, bath with mixer tap, shower, wash hand basin in vanity unit, W.C, spot lights, tiled flooring.

Externally

Large driveway to the front and a beautiful family sized garden to the rear.



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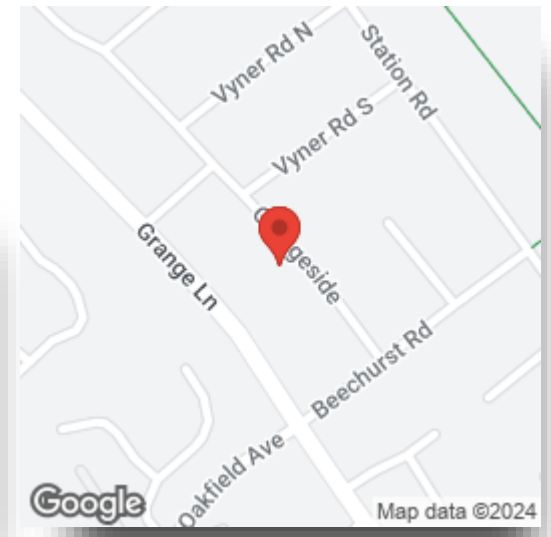
Grangeside, Liverpool

- Three Bedroom Semi Detached Property
- Open Plan Living
- Bay Fronted Lounge
- Modern kitchen Diner
- Family Bathroom

Tenure: Freehold EPC Rating: C

offers over

£300,000



view this property online [jonesandchapman.co.uk/Property/ALT121787](https://www.jonesandchapman.co.uk/Property/ALT121787)

Please note the marker reflects the postcode not the actual property



Property Ref:
ALT121787 - 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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jones & chapman



0151 734 1440



Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



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