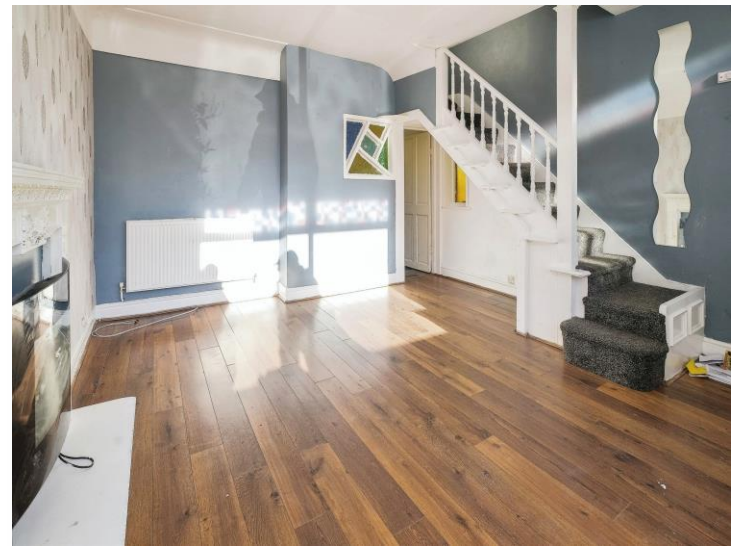




Ardleigh Grove, Liverpool L13 2BQ



welcome to

Ardleigh Grove, Liverpool

Offered with no vendor chain This three bedroom semi detached house enjoys a convenient cul de sac location off Edge Lane An ideal purchase for both owner occupiers and investors looking to expand their portfolio Internal inspection is strongly recommended



Lounge

15' 1" x 13' 6" (4.60m x 4.11m)

Double glazed window to the front, radiator, open stair case, upvc door.

Kitchen

13' 7" x 7' 4" (4.14m x 2.24m)

Fitted kitchen with wall and base units, work surfaces incorporating a one bowl stainless steel sink and drainer, electric cooker point, plumbing for washing machine, radiator, double glazed window and door to the side.

Bedroom One

11' 3" x 10' 8" (3.43m x 3.25m)

Double glazed window to the front, built in wardrobes, radiator.

Bedroom Two

10' 1" x 7' 2" (3.07m x 2.18m)

Double glazed window to the rear, radiator.

Bedroom Three

7' 1" x 6' 1" (2.16m x 1.85m)

Double glazed window to the rear, radiator.

Downstairs Bathroom

Double glazed window to the rear, radiator, bath with mixer tap, shower, wash hand basin, W.C, part tiled.

External

Garden areas to both the front and rear.



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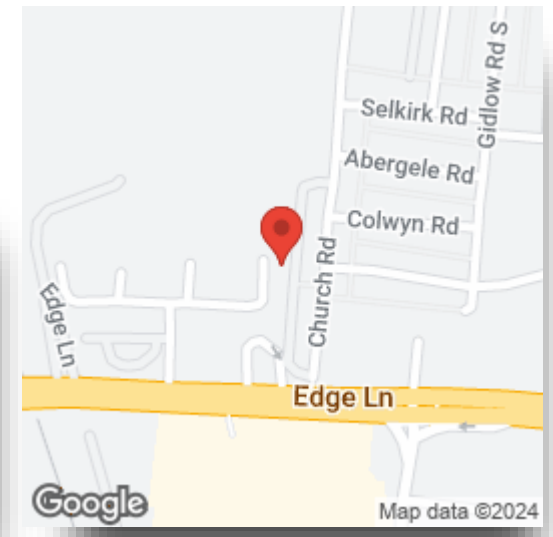
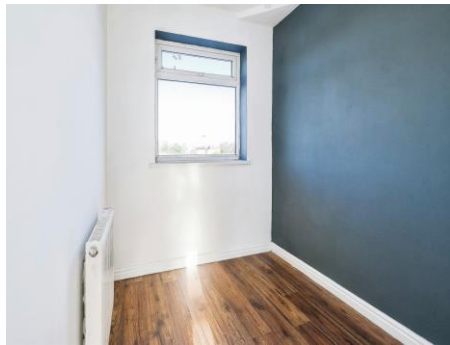
Ardleigh Grove, Liverpool

- Offered with no chain
- Three bedroom semi detached house
- Enjoying a cul de sac position off Edge Lane
- Lounge with a good size dining kitchen
- Downstairs bathroom

Tenure: Freehold EPC Rating: D

offers in the region of

£120,000



view this property online [jonesandchapman.co.uk/Property/ALT121987](https://www.jonesandchapman.co.uk/Property/ALT121987)

Please note the marker reflects the postcode not the actual property



Property Ref:
ALT121987 - 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.

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