



**Longreach Road, Liverpool L14 0NJ**

**welcome to**

**Longreach Road, Liverpool**

A truly immaculate and thoughtfully extended three bedroom, two shower mid terrace property, that is decorated and fitted throughout to a very high standard. This is a credit to the vendor and the many features are too numerous to list an internal inspection essential.



### **Entrance Porch**

Double glazed door to the front, double glazed windows to the side and front.

### **Entrance Hall**

Double glazed window to the front, radiator.

### **Lounge**

13' x 13' 7" ( 3.96m x 4.14m )

Double glazed window to the front, radiator, open staircase to first floor.

Double doors leading to:

### **Kitchen**

7' x 16' 2" ( 2.13m x 4.93m )

Fitted kitchen with wall and base units, work surfaces incorporating a one and a half bowl asterite sink and drainer, ceramic tiled splash back, plumbing for washing machine, central heating boiler, gas range cooker, rear hall pantry/storage.

### **Conservatory**

12' 6" x 8' ( 3.81m x 2.44m )

Brick base with flat roof and skylight window, tiled flooring and double glazed windows to the front and side.

### **Landing**

Stairs rising from ground floor, loft access.

### **Bedroom One**

9' 2" x 16' 1" ( 2.79m x 4.90m )

Double glazed window to the front, fitted wardrobes, radiator.

### **First Floor Shower Room**

Shower cubicle, wash hand basin, W.C, radiator.

### **Bedroom Two**

11' 8" x 9' 1" ( 3.56m x 2.77m )

Double glazed window to the rear, radiator.

### **Bedroom Three**

18' 5" x 5' 7" ( 5.61m x 1.70m )

Double glazed window to the rear and side, radiator.

### **Downstairs Shower Room**

Single glazed window to the side, radiator, walk in shower, wash hand basin, W.C.

### **External**

Paved front garden, rear garden is paved with article lawn.



***view this property online*** [jonesandchapman.co.uk/Property/ALT121926](http://jonesandchapman.co.uk/Property/ALT121926)



welcome to

## Longreach Road, Liverpool

- Immaculate three bedroom mid terrace house
- Thoughtfully extended to the rear at both ground and first floor levels
- Two good size reception rooms
- Two high end finish shower rooms One downstairs the second upstairs
- Enclosed and tended rear garden

Tenure: Freehold EPC Rating: Awaiting

offers over

**£160,000**



**view this property online** [jonesandchapman.co.uk/Property/ALT121926](https://www.jonesandchapman.co.uk/Property/ALT121926)

Please note the marker reflects the postcode not the actual property



Property Ref:  
ALT121926 - 0004

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.

  
jones & chapman



**0151 734 1440**



Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



**jonesandchapman.co.uk**