









# welcome to

# Willow Rise Roughwood Drive, Liverpool

Jones & Chapman are proud to present Willow Rise. This newly refurbished two bedroom apartment is located just a stone's throw away from Kirby town centre, it benefits from a plethora of local amenities including; Kirby market, Kirby leisure centre, and Mill Dam park

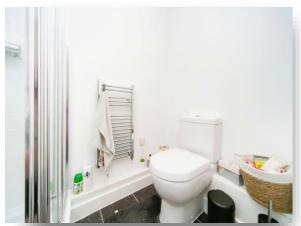












### Lounge

11' 4" x 13' 6" ( 3.45m x 4.11m )

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

### **Kitchen**

9' 1" x 12' 7" ( 2.77m x 3.84m )

Fitted kitchen with wall and base units, work surfaces incorporating sink and drainer, electric oven, electric hob with cooker hood over, tiling, wood effect laminate flooring, double glazed window.

#### **Bedroom One**

14' 2" x 8' 5" ( 4.32m x 2.57m )

Double glazed window, wall mounted heater, carpet flooring.

#### **En Suite**

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

#### **Bedroom Two**

11' 5" x 10' 4" ( 3.48m x 3.15m )

Double glazed window, wall mounted heater, carpet flooring.

#### **Bathroom**

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

#### **External**

Communal Parking.





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# Willow Rise Roughwood Drive, Liverpool

- Two Bedroom Apartment
- Open Plan Living
- Lounge
- Fitted Kitchen
- Family Bathroom

## Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £56,000









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT121946



Property Ref: ALT121946 - 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.



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