

Topsham Close, Liverpool L25 3NX



welcome to

Topsham Close, Liverpool

Offered with no onward chain This two bedroom modern garden terrace enjoys a pleasant cul de sac position close to most amenities In our opinion this is an excellent small family or first time buyers home Offered at a realistic price and demands internal inspection













Entrance Hall

Double glazed door to the front, double glazed window to the side.

Lounge

15' 7" x 11' 10" (4.75m x 3.61m) Double glazed window to the front, radiator, staircase to first floor.

Kitchen / Dining Room

9' 2" x 11' 9" (2.79m x 3.58m) Double glazed patio doors, fitted kitchen with wall and base units, double glazed window to the rear, stainless steel sink and drainer with bowl incorporating work surfaces, tiling, electric oven , gas hob, plumbing for washing machine, centrel heating boiler, radiator, breakfast bar.

Landing Stairs form lounge, loft access.

Bedroom One 9' 2" x 11' 10" (2.79m x 3.61m) Double glazed window to the front, radiator.

Bedroom Two 7' 3" x 11' 10" (2.21m x 3.61m) Double glazed window to the rear, radiator.

Bathroom Bath, radiator, shower, wash hand basin, WC, part tiling, linen cupboard..

Rear Garden Flagged with well established flower beds.

Parking Dropped kerb at front for parking.





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Topsham Close, Liverpool

- No onward chain
- Tastefully presented mid modern terraced house
- Two good size bedrooms
- Fitted dining kitchen
- Enclosed rear garden

Tenure: Leasehold EPC Rating: Awaited

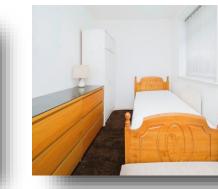
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

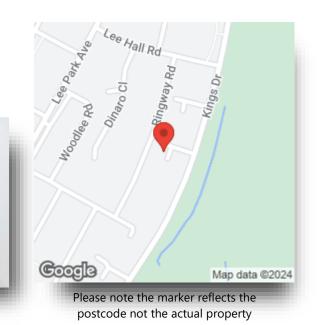
offers in the region of











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Property Ref: ALT122059 - 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.

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