









welcome to

Beaconsfield Road, Woolton Liverpool

A unique 5 bedroomed property located within the vicinity of Calderstones Park, the extensive range of amenities available on Allerton Road and Woolton village are also easily accessible. An internal inspection is highly recommended to fully appreciate this unique property and its prestigous location













Jones And

Door to front, radiator, under stairs storage, stairs to first floor.

Cloak Room

Radiator, WC.

Sitting Room

15' 9" x 10' 7" (4.80m x 3.23m)

Two double glazed windows to the front, radiator, decorative paneled wall.

Dining Room

15' 10" x 11' 4" (4.83m x 3.45m)

Radiator, laminate flooring, double glazed french doors.

Formal Lounge

22' 4" x 11' 10" (6.81m x 3.61m)

Window, two double glazed french doors, living flame fire in feature fire surround, radiator,

Kitchen

Fitted kitchen with wall and base units, stainless steel sink, gas hob, double over, built in dish washer, extractor fan, leading to breakfast alcove.

Bercfast Alcove

6' 3" x 5' 6" (1.91m x 1.68m) Breakfast area.

Utility Room

12' 8" x 5' 1" (3.86m x 1.55m)

Base units, single glazed window, storage units.

Landing

Built in storage.

Bedroom One

14' 6" to wardrobe x 12' 8" (4.42m to wardrobe x 3.86m) Double glazed window, two radiators , fitted wardrobe.

En Suite

Shower, shower cubicle, wash hand basin, WC, part

tiled.

Bedrrom Two

12' x 14' 7" (3.66m x 4.45m) Double glazed window, radiator.

Bedroom Three

9' 11" x 11' 6" (3.02m x 3.51m)

Two double glazed windows to the front, radiator.

Bedroom Four

11' 8" x 8' 9" (3.56m x 2.67m)

Two double glazed windows, radiator. currently being used as an office.

Bedroom Five

11' 10" x 8' 10" (3.61m x 2.69m)

Double glazed windows to the front and rear, fitted wardrobes, radiator.

Bathroom

Two double glazed window, radiator, bath, walk in shower, vanity unit.

Front Garden

Gravel drive, pond, mature shrub border, electric gates, storage garage.

Rear Garden

Stepped patio area, lawn, mature shrubs border. bin storage.





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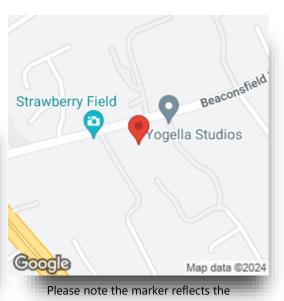
- A unique 5 bedroomed property in a sought after location
- Situated on a large gated plot close to Calderstones Park
- 3 reception rooms, kitchen and utility room, downstairs cloak and WC
- Five bedrooms master with en-suite and luxury family bathroom
- Attractive gardens to the front and rear with pond and storage garage

Tenure: Freehold EPC Rating: D









view this property online jonesandchapman.co.uk/Property/ALT121967



Property Ref: ALT121967 - 0008 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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postcode not the actual property



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