



Allerton Road, Woolton Liverpool L25 7RH

welcome to

Allerton Road, Woolton Liverpool

A truly immaculate two bedroom cottage enjoying a sought after position close to Woolton village A credit to the vendor who has tastefully modernised this property throughout yet retained much of the charm and character one appreciates in a property of this period



Entrance Hall

Double glazed door to the front, radiator, paneled walls.

Breccfast Area

4' 10" x 7' 6" (1.47m x 2.29m)

Double glazed french doors to the rear, radiator, skylight window.

Lounge

14' 1" x 10' 3" into bay (4.29m x 3.12m into bay)

Single glazed window to the front, fire place, open to dining room.

Dining Room

13' 8" x 10' into alcove (4.17m x 3.05m into alcove)

Single glazed window to the rear, radiator.

Kitchen

10' 1" x 9' (3.07m x 2.74m)

Fitted kitchen with wall and base units, sink and drainer with one bowl incorporating work surfaces, electric oven, electric hob, plumbing for washing machine and dishwasher, central heating boiler, radiator, double glazed window to the side.

Landing

Stairs from hallway, boarded loft ,access via ladder , paneled walls.

Bedroom One

13' 3" x 11' 6" to recess (4.04m x 3.51m to recess)

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

Bedroom Two

13' 6" x 8' 7" (4.11m x 2.62m)

Double glazed window to the rear, radiator, ornate fireplace.

Bathroom

Double glazed window to the rear and side, radiator, roll top bath, shower with shower cubicle, wash hand basin, WC, part tiling.

Front Garden

Small frontage.

Rear Garden

Good size enclosed garden with raised flower beds.



view this property online jonesandchapman.co.uk/Property/ALT122210



welcome to

Allerton Road, Woolton Liverpool

- A stunning two bedroom cottage
- Council Tax Band C
- Thoughtfully extended to the kitchen to offer a breakfast area
- Tastefully modernised throughout yet retaining charm and character
- Two good size bedrooms

Tenure: Freehold EPC Rating: C

offers in the region of

£330,000



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/ALT122210](https://www.jonesandchapman.co.uk/Property/ALT122210)



Property Ref:
ALT122210 - 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](https://www.jonesandchapman.co.uk)