









# welcome to

# **Jubilee Avenue, Liverpool**

Nestled in a sought-after location, this charming three-bedroom detached house offers exceptional living spaces finished to high standards, boasting quality fittings and stylish décor throughout. Ideal for first-time buyers, local professionals or young families seeking their perfect home.













#### **Entrance Hall**

Door to the front, radiator, wood effect laminate flooring.

#### Cloakroom

Wash hand basin, WC, radiator.

### Lounge

15' 8" x 9' 4" ( 4.78m x 2.84m )

Double glazed window, radiator, wood effect laminate flooring.

# **Dining Room**

7' 11" x 9' 4" ( 2.41m x 2.84m )

Double glazed window to the rear, double glazed patio doors, radiator, tiled floor.

#### Kitchen

7' 10" x 12' 4" ( 2.39m x 3.76m )

Fitted kitchen with wall and base units, double glazed window to the rear, door to garden, stainless steel sink and drainer with work surfaces, tiling, electric oven , gas hob, plumbing for washing machine and dishwasher, fridge freezer.

## **Utility Room**

5' 1" x 6' 1" ( 1.55m x 1.85m )

Plumbing for dishwasher and washing machine, tiled floor.

## **Bedroom One**

10' 10" x 9' 5" ( 3.30m x 2.87m )

Double glazed window to the front, fitted wardrobes, radiator, wood effect laminate flooring.

### **En Suite**

Double glazed window, wash hand basin, WC, shower cubicle, tiled floor.

## **Bedroom Two**

9' 9" x 13' 4" ( 2.97m x 4.06m )

Double glazed window, radiator, wood effect laminate flooring.

## **Bedroom Three**

11' x 9' (3.35m x 2.74m) Double glazed window, radiator, wood effect laminate flooring.

#### **Bathroom**

Double glazed window, radiator, bath with mixer taps, wash hand basin, WC, part tiled.

#### **Front Garden**

Driveway, garage.

#### Rear Garden

Astro turf lawn, patio area.





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# **Jubilee Avenue, Liverpool**

- Three Bedroom Detached Property
- Lounge
- Dining Room
- Fitted Kitchen
- Utility Room

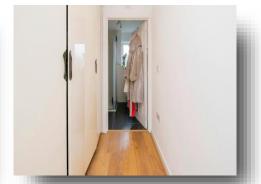
# Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Aug 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

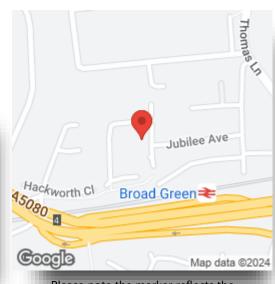
offers over

£290,000









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT122138



Property Ref: ALT122138 - 0006 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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