



**Arlington Avenue, LIVERPOOL L18 1JA**



**welcome to**

**Arlington Avenue, LIVERPOOL**

Offered with no onward chain This freehold three bedroom mid terrace house has been exceptionally well maintained and modernised to offer a bespoke kitchen with a comprehensive range of units and a luxury first floor bathroom An ideal family or first home Internal inspection is essential



### **Entrance Hall**

Single glazed door to the front, radiator.

Brick outbuilding to rear with power.

### **Lounge**

14' 6" into bay x 12' 1" ( 4.42m into bay x 3.68m )  
Double glazed window to the front, fire place,  
radiator, picture rails.

### **Dining Room**

14' 3" x 9' 6" ( 4.34m x 2.90m )  
Double glazed french doors, radiator, original alcove  
cupboards, picture rails, opens to kitchen.

### **Kitchen**

11' x 7' ( 3.35m x 2.13m )  
Fitted kitchen with wall and base units, stainless steel  
sink and drainer with one and a half bowls  
incorporating work surfaces, tiling, electric oven,  
electric hob with cooker hood, plumbing for washing  
machine, double glazed window to the rear.

### **Landing**

Stairs from hall.

### **Bedroom One**

13' 4" x 11' 3" ( 4.06m x 3.43m )  
Double glazed window to the rear, built in  
wardrobes, radiator.

### **Bedroom Two**

13' 5" x 10' 1" ( 4.09m x 3.07m )  
Double glazed window to the front, radiator.

### **Bedroom Three**

9' 4" x 6' 11" ( 2.84m x 2.11m )  
Double glazed window to the front, radiator.

### **Bathroom**

Double glazed window to the front, radiator, bath,  
shower, wash hand basin, WC, part tiling.

### **Rear Garden**

Enclosed yard.

### **Outbuilding**



***view this property online*** [jonesandchapman.co.uk/Property/ALT122159](http://jonesandchapman.co.uk/Property/ALT122159)



welcome to

## Arlington Avenue, LIVERPOOL

- Offered with no onward chain
- An exceptionally well maintained and greatly improved mid terrace house
- Offering three good size bedrooms
- Two reception rooms with the dining area open to the kitchen
- A bespoke fitted kitchen with a comprehensive range of units and appliances

Tenure: Freehold EPC Rating: D

offers over

**£270,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/ALT122159](https://www.jonesandchapman.co.uk/Property/ALT122159)



Property Ref:  
ALT122159 - 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.

 jones & chapman



**0151 734 1440**



Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



**jonesandchapman.co.uk**