





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.

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 wirk 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

 $9' 4" \times 6' 11"$ ($2.84m \times 2.11m$) 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





Brick outbuilding to rear with power.

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









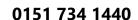
Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT122159



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.

K



jones & chapman



Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN

jonesandchapman.co.uk

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.