









# welcome to

# **Coach House Park Avenue, Mossley Hill Liverpool**

A truly unique and stunning two bedroom ground floor apartment within The Old Coach House Occupying a highly sought after postcode address close to Sefton Park With private outside space it has recently been refurbished to an exceptionally high standard and demands immediate inspection













#### Entrance

Cupboard, radiator.

#### Study

5' 2" x 4' 2" ( 1.57m x 1.27m )

Double glazed window to the rear.

### Lounge

8' x 15' 4" ( 2.44m x 4.67m )

Window to the rear, radiator, double glazed door to the rear.

#### **Kitchen**

8' 4" x 6' 10" ( 2.54m x 2.08m )

Fitted kitchen with wall and base units, sink and drainer with one wash bowl incorporating marble effect work surfaces, electric oven, built in microwave, electric hob, plumbing for washing machine and dish washer, integrated fridge freezer, double glazed window to the front.

#### **Bedroom One**

11' 9" x 9' 4" ( 3.58m x 2.84m )

Double glazed window to the rear, radiator, door into rear garden and patio area.

#### **Bedroom Two**

8' 4" x 8' (2.54m x 2.44m)

Double glazed window to the front, radiator.

#### **Bathroom**

Bath with mixer taps, shower, radiator, wash hand basin, extractor fan, WC, fully tiled, musical and illuminated mirror.





## welcome to

# Coach House Park Avenue, Mossley Hill Liverpool

- A truly unique character property within an Old Coach House
- Enjoying outside space in the form of a large private flagged patio area
- Recently refurbished to the highest of standards with great attention to detail
- A superb two bedroom ground floor apartment
- Scope to extend by adding a rear Orangery/ conservatory

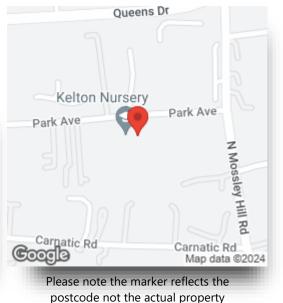
#### Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.









view this property online jonesandchapman.co.uk/Property/ALT122298



Property Ref: ALT122298 - 0013 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.





0151 734 1440



Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 11 N



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.