







# welcome to

# **Mardale Road, Liverpool**

Jones and Chapman are excited to bring to the sales market, this three bedroom family home, benefiting from front and rear gardens. Set in a popular residential area in Huyton.













#### Lounge

17' 7" max x 11' 6" max ( 5.36m max x 3.51m max )
Double glazed window to the front, solid wood floor.

#### Kitchen

14' 2"  $\max x$  7' 5"  $\max (4.32 \text{m max } x 2.26 \text{m max})$  Fitted kitchen with wall and base units, tiled floor, plumbing for washing machine.

#### **Bedroom One**

12' 3"  $\max x$  11' 2"  $\max$  ( 3.73m  $\max x$  3.40m  $\max$  ) Double glazed window to the front, solid wood flooring.

#### **Bedroom Two**

11' 2"  $\max x$  8' 9"  $\max$  ( 3.40m  $\max x$  2.67m  $\max$  ) Double glazed window to the rear, solid wood flooring.

#### **Bedroom Three**

9' 5" max x 9' 8" max ( 2.87m max x 2.95m max ) Double glazed window to the rear, built in storage cupboard, solid wood flooring.

#### **Bathroom**

Corner bath, tiled flooring, vanity unit, tiled walls.





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# **Mardale Road, Liverpool**

- Council Tax Band B
- Two Bedroom Town House
- Fitted Kitchen
- Downstairs WC
- Family Bathroom

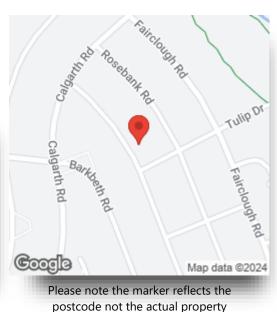
Tenure: Freehold EPC Rating: E

£100,000









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Property Ref: ALT122459 - 0005 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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