



Roby Street, LIVERPOOL L15 0HD

welcome to

Roby Street, LIVERPOOL

An ideal opportunity for both the first time buyer and investor to purchase a well maintained two bedroom mid terrace house located within an established and popular residential location Offering a through lounge/ dining room, fitted kitchen and upstairs bathroom Internal inspection is recommended



Entrance Porch

Double glazed door to the front.

Lounge

12' 7" max x 21' 8" max (3.84m max x 6.60m max)

Double glazed window to the front, radiator, open plan stair case to the first floor.

Kitchen

6' 7" max x 12' max (2.01m max x 3.66m max)

Fitted kitchen with wall and base units, stainless steel sink and drainer with wash bowl incorporating work surfaces, tiling, electric oven, electric hob with canopy cooker hood, plumbing for washing machine, central heating boiler, double glazed window to the rear, door leading to rear yard.

Landing

Stairs from lounge, loft access.

Bedroom One

10' 5" max x 12' 9" max (3.17m max x 3.89m max)

Double glazed window to the front, radiator.

Bedroom Two

11' 3" max x 7' 9" max (3.43m max x 2.36m max)

Double glazed window to the rear, radiator.

Bathroom

Double glazed window to the side, radiator, bath with mixer taps, shower, wash hand basin, WC, part tiling.

Yard

enclosed rear yard.

Parking

On Street parking.



view this property online jonesandchapman.co.uk/Property/ALT122383



welcome to

Roby Street, LIVERPOOL

- Ideal investment opportunity or first home
- Two bedroom mid terrace house
- Through lounge/ dining room
- Freehold
- Fitted kitchen

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 08 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£115,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT122383



Property Ref:
ALT122383 - 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.


jones & chapman



0151 734 1440



Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



jonesandchapman.co.uk