









welcome to

Gateacre Park Drive, Liverpool

Offered with no vendor chain and boasting thoughtfully extended family accommodation This traditionally built three bedroom semi is located within a much sought after location and close to most amenities Some updating maybe considered necessary which is reflected within the realistic asking price













Entrance Hall

Wooden door to the front, radiator, under stairs cupboard, staircase to first floor.

Lounge

27' $\max x$ 10' 1" $\max (8.23 \text{m max } x$ 3.07m $\max)$ Gas fire on hearth, radiator, double glazed window to the front, double glazed window to the rear.

Kitchen

19' max x 7' 8" max (5.79m max x 2.34m max) Fitted kitchen with wall and base units, stainless steel sink with one and a half bowls, radiator, gas hob, electric oven, double glazed window to the rear, central heating boiler, larder cupboard.

Landing

Storage cupboard, loft access, double glazed window to the side.

Bedroom One

12' max x 10' 4" max (3.66m max x 3.15m max) Double glazed window to the rear, radiator.

Bedroom Two

8' 5" max x 10' 4" max (2.57m max x 3.15m max) Double glazed window to the front, radiator.

Bedroom Three

8' 10" max x 7' 8" max (2.69m max x 2.34m max) Double glazed window to the rear, radiator.

Bathroom

Three piece suite, WC, wash hand basin, bath with shower, tiling, double glazing window to the front, radiator.

Front Garden

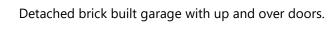
Well established garden, lawn with borders.

Rear Garden

Enclosed well tendered garden, flagged patio area, steps to lower lawn.

Garage







welcome to

Gateacre Park Drive, Liverpool

- Offered with the benefit of having no onward chain
- Thoughtfully extended to the rear and offering spacious family accommodation
- Council Tax Band C
- Some modernisation and updating maybe considered necessary which is reflected within this realistic asking price
- Freehold

Tenure: Freehold EPC Rating: C

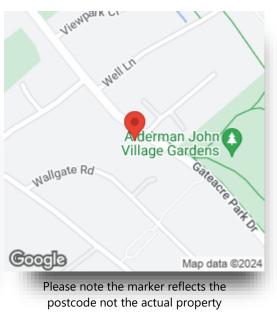
offers in the region of

£260,000









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Property Ref: ALT122408 - 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.





0151 734 1440



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.