









# welcome to

# **Acresgate Court, Liverpool**

An excellent first time buyers home Enjoying one of the areas most sought after locations close to Gateacre Village this first floor two bedroom apartment offers spacious two bedroom gas central heated accommodation that has been tastefully maintained and is offered in a ready to walk into condition













#### **Entrance Hall**

Door to the front, radiator, stair case to first floor.

### Lounge

15' 10" max x 10' 1" max ( 4.83m max x 3.07m max ) Double glazed window to the front, double glazed french doors, radiator.

#### Kitchen

7' 11" max x 10' 1" max ( 2.41m max x 3.07m max ) Fitted kitchen with wall and base units, stainless steel sink and drainer with one and a half bowls incorporating work surfaces, electric oven, gas hob with over head cooker hood, plumbing for washing machine, central heating boiler, radiator, tiling, double glazed window to the front.

#### **Bedroom One**

12' 6"  $\max x$  10' 3"  $\max$  ( 3.81m  $\max x$  3.12m  $\max$  ) Double glazed window to the front and rear, radiator.

#### **Bedroom Two**

10' 5"  $\max x$  6' 7"  $\max$  ( 3.17m  $\max x$  2.01m  $\max$  ) Double glazed window to the front and rear, radiator.

### **Shower Room**

Radiator, shower cubicle, vanity unit, WC, part tiling, storage cupboard.

#### **Front Garden**

Communal gardens, balcony from lounge.

## **Parking**

communal parking





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## **Acresgate Court, Liverpool**

- Enjoying one of the areas most sought after residential postcodes
- A deceptively spacious first floor purpose built apartment
- Council Tax Band B
- Fitted with a bespoke kitchen complete with a range of modern wall and base units
- Good size lounge with access on to a small balcony

### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 03 Apr 1969. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

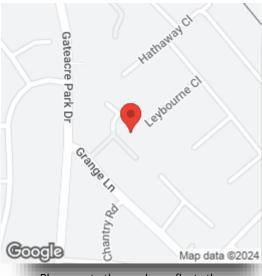
### offers over

#### **C400 000**









Please note the marker reflects the postcode not the actual property

## view this property online jonesandchapman.co.uk/Property/ALT122414



Property Ref: ALT122414 - 0009 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.