



Mather Avenue, Liverpool L18 7HB

welcome to

Mather Avenue, Liverpool

Jones and Chapman are delighted to offer for sale this lovely four bedroom, semi-detached property, located on Mather Avenue, L18, which is one of Liverpool's most sought after areas. Located within the heart of L18, t



Entrance Porch

Double glazed door to the front, double glazed window to the front, tiled floor.

Entrance Hall

Solid wood floor, radiator, stairs to first floor.

Cloakroom

WC, wash hand basin, double glazed window to the front, part tiling.

Lounge

16' 6" into bay x 12' 5" max (5.03m into bay x 3.78m max)
Double glazed window to the front, wood effect laminate flooring, radiator, feature gas fire.

Dining Room

15' 4" max x 11' 4" max (4.67m max x 3.45m max)
Double glazed window to the rear, double glazed door to the rear, gas fire, wood effect laminate flooring, radiator.

Kitchen

21' 9" max x 9' 3" max (6.63m max x 2.82m max)
Fitted kitchen with wall and base units, wood effect laminate flooring, gas oven and hob, extractor fan, plumbing for dishwasher, double glazed window to the rear.

Conseratory

11' 4" to max x 8' 8" to max (3.45m to max x 2.64m to max)
Double glazed window to the rear, tiled floor.

Bedroom One

16' 6" to max x 11' 2" to max (5.03m to max x 3.40m to max)
Double glazed window to the front, carpet, radiator, built in wardrobes.

Bedroom Two

13' 2" to max x 9' 4" to max (4.01m to max x 2.84m to max)
Double glazed window to the rear, carpet, radiator.

Bedroom Three

19' 2" to max x 11' 3" to max (5.84m to max x 3.43m to max)
Double glazed window to the rear, radiator, carpet.

Bedroom Four

19' 2" to max x 11' 3" to max (5.84m to max x 3.43m to max)
Double glazed window to the rear, carpet, radiator.

Shower Room

Wet room, shower cubicle , WC, tiled walls, wash hand basin, radiator, double glazed window to the rear.

Front Garden

Driveway, garage.

Rear Garden

Mature lawn , patio area.

Parking

dropped kerb.

Outbuilding

19' 2" to max x 11' 3" to max (5.84m to max x 3.43m to max)
Boiler, plumbing for washing machine and dryer.



view this property online jonesandchapman.co.uk/Property/ALT121314



welcome to

Mather Avenue, Liverpool

- Council Tax Band E
- Four Bedroom Semi Detached Property
- Lounge
- Dining Room
- Kitchen Diner

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 09 Jul 1933. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£485,000



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/ALT121314](https://www.jonesandchapman.co.uk/Property/ALT121314)



Property Ref:
ALT121314 - 0006

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](https://www.jonesandchapman.co.uk)