



**Immingham Drive, Liverpool L19 2HB**



**welcome to**

**Immingham Drive, Liverpool**

Immingham Drive is situated within the popular residential area of Cressington Heath, L19. The property is ideally situated for local amenities including shops, supermarkets, bars, restaurants, public transport and rail links. There are recreational facilities available at nearby Garston Park.



Jones and Chapman are delighted to bring to the sales market this stunning four bedroom Town House property located on Immingham Drive, L19. The property briefly comprises; a large open plan living room/dining room/kitchen and a downstairs w.c.. On the first floor their is a separate living room and a master bedroom with an en-suite bathroom. On the second floor their are three bedrooms and a family bathroom. The property further benefits from double glazing, gas central heating, a roof terrace above the garage and home office, Ideal for somebody looking to work from home, off road parking, gardens and a boarded loft area ideal for a study.

Immingham Drive is situated within the popular residential area of Cressington Heath, L19. The property is ideally situated for local amenities including shops, supermarkets, bars, restaurants, public transport and rail links. There are recreational facilities available at nearby Garston Park and Garston Leisure Centre.

## Cloakroom

## Ground Floor Living Room

13' 4" to max x 12' 7" to max ( 4.06m to max x 3.84m to max )

## Kitchen Diner

14' 4" to max x 13' 3" to max ( 4.37m to max x 4.04m to max )

## Conservatory

12' 6" to max x 7' to max ( 3.81m to max x 2.13m to max )

## Lounge

14' 5" to max x 10' 1" to max ( 4.39m to max x 3.07m to max )

## Bedroom One

12' 6" to max x 9' to max ( 3.81m to max x 2.74m to max )

## En Suite

## Bedroom Two

12' 6" to max x 8' 7" to max ( 3.81m to max x 2.62m to max )

## Bedroom Three

10' 3" to max x 8' 5" to max ( 3.12m to max x 2.57m to max )

## Bedroom Four

9' 7" to max x 5' 7" to max ( 2.92m to max x 1.70m to max )

## Bathroom

## Front Garden

## Rear Garden



***view this property online*** [jonesandchapman.co.uk/Property/ALT122491](https://www.jonesandchapman.co.uk/Property/ALT122491)



welcome to

## Immingham Drive, Liverpool

- Council Tax Band C
- Four Bedroom town House Property
- Large Open Plan Living Room/Kitchen
- Roof Terrace and Additional Lounge Or fifth Bedroom
- Family Bathroom with Shower

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £290,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/ALT122491](https://www.jonesandchapman.co.uk/Property/ALT122491)



Property Ref:  
ALT122491 - 0007

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)**