









welcome to

Barons Hey, LIVERPOOL

Offered with no chain and at a realistic asking price This three bedroom freehold terrace property offers generous accommodation and would be an ideal purchase for both a family or first time buyer Enjoying a pleasant location close to most amenities Internal inspection is strongly recommended













Entrance Porch

Double glazed door to the front, double glazed window to the side , tiled flooring, storage meter cupboard.

Hall

Under stairs cupboard, opens to the kitchen, double glazed door leading to the rear garden.

Lounge

15' 10" to max x 16' 9" to max (4.83m to max x 5.11m to max)

Double glazed window to the front, radiator.

Kitchen

10' 11" to max x 10' 9" to max (3.33m to max x 3.28m to max)

Fitted kitchen with wall and base units, stainless sink and drainer with one bowl incorporating work surfaces, tiling, electric oven, electric hob, radiator, double glazed window to the rear.

Landing

Stairs from hallway, airing cupboard, loft access.

Bedroom One

14' 2" to max x 11' to max (4.32m to max x 3.35m to max) Double glazed window to the front, radiator.

Bedroom Two

13' 2" to max x 8' 3" to max (4.01m to max x 2.51m to max)

Double glazed window to the rear, radiator, central heating boiler, built in cupboard.

Bedroom Three

10' 3" to max x 6' 1" to max (3.12m to max x 1.85m to max

Double glazed window to the rear, radiator.

Bathroom

Bath with mixer taps with shower, radiator, part tiling, radiator.

Seperate Wc

WC, double glazed window to rear.

Rear Garden

Enclosed flagged patio area, lawn, storage sheds.





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- Freehold
- Offered with no onward chain
- Deceptively spacious mid terrace house
- Three generous bedrooms
- Off road parking on a flagged driveway

Tenure: Freehold EPC Rating: Awaited

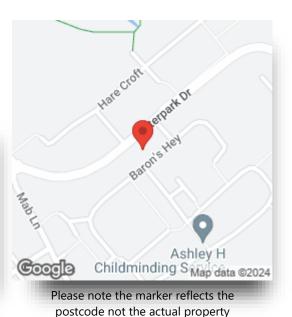
offers in the region of

£95,000









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Property Ref: ALT122402 - 0004 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.





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