



Derby Lane, Liverpool L13 6QE

welcome to

Derby Lane, Liverpool

Jones and Chapman are delighted to welcome to the sales market this outstanding four bedroom Mid Terrace Property property located on Derby Lane L13



Entrance Hall

Door to the front, radiator, tiled floor. including original coving and cornice.

Cloakroom

WC, wash hand basin, tiling, boiler.

Lounge

18' to max x 10' to max (5.49m to max x 3.05m to max)
Double glazed window to the front, radiator, original coving , and original shutters, wood effect laminate flooring.

Sitting Room

15' 5" to max x 10' 10" to max (4.70m to max x 3.30m to max)
Double glazed french doors to the rear, double glazed patio doors, radiator, wood effect laminate flooring.

Kitchen

15' 2" to max x 11' to max (4.62m to max x 3.35m to max)
Fitted kitchen with wall and base units, work surfaces, tiling, gas cooker, plumbing for dish washer and washing machine, tiled flooring.

Bedroom One

16' 8" to max x 15' 3" to max (5.08m to max x 4.65m to max)
Double glazed window to the front, radiator, wood effect laminate flooring.

Bedroom Two

14' 5" to max x 10' 1" to max (4.39m to max x 3.07m to max)
Double glazed window to the rear, radiator, wood effect laminate flooring.

Bedroom Three

17' 8" to max x 9' 9" to max (5.38m to max x 2.97m to max)
Double glazed window to the rear, radiator, wood effect laminate flooring.

Bedroom Four

14' 5" to max x 10' 1" to max (4.39m to max x 3.07m to max)
Double glazed window to the rear, fitted wardrobes, radiator, wood effect laminate flooring.

Bathroom

Double glazed window to the side and rear, bath with mixer taps, shower cubicle, vanity unit, WC, part tiling, spotlights, tiled flooring, original cast iron fire place.

Front Garden

Mature lawn, border for plants and shrubs.

Rear Garden

Patio area, mature lawn. outdoor tap, electric points.



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welcome to

Derby Lane, Liverpool

- 4 Bedroomed Character Property
- Spacious and Well Planned Accommodation
- Property is arranged over 3 storeys and also has a cellar
- Attractive Lounge and Sitting Room
- Spacious Fitted Kitchen and Bathroom

Tenure: Freehold EPC Rating: D

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/ALT122338](https://www.jonesandchapman.co.uk/Property/ALT122338)



Property Ref:
ALT122338 - 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.

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