



**Grosvenor Road, Wavertree Liverpool L15 0EY**

**welcome to**

**Grosvenor Road, Wavertree Liverpool**

The accommodation in brief comprises of open plan lounge through to large extended kitchen. To the first floor there are two bedrooms and a family bathroom. To the top floor you will find the third bedroom with private WC. Viewing is highly recommended, to appreciate this spacious accommodation.



### **Lounge**

10' max x 22' max ( 3.05m max x 6.71m max )  
Window, living flame electric fire, radiator,  
understairs storage, laminate flooring.  
Through to :

### **Kitchen**

12' 11" max x 12' 5" max ( 3.94m max x 3.78m max )  
Fitted kitchen with wall and base units, work surfaces  
incorporating stainless steel sink with veg bowl and  
drainer, gas oven, gas hob with extractor fan over,  
plumbing for washing machine and dishwasher,  
island with storage and breakfast bar, Door leading  
to yard.

### **Bedroom One**

10' 3" max extending to 7' 4" x 11' max ( 3.12m max  
extending to 2.24m x 3.35m max )  
Window to the front, radiator, built in storage.

### **Bedroom Two**

10' 8" max x 10' 8" max ( 3.25m max x 3.25m max )  
Window to the rear, radiator.

### **Bedroom Three (sloped Ceiling)**

12' 4" max x 10' 4" max ( 3.76m max x 3.15m max )  
Window to the rear, radiator, loft.

### **Shower Room**

Corner shower unit, W.C, sink in vanity unit, towel  
rail, tiled walls.

### **External**

Yard to the rear, door into entry.



***view this property online*** [jonesandchapman.co.uk/Property/ALT122619](http://jonesandchapman.co.uk/Property/ALT122619)



welcome to

## Grosvenor Road, Wavertree Liverpool

- Three Bedrooms
- Terrace Property
- Extended Kitchen
- Family bathroom
- Yard To The Rear

Tenure: Freehold EPC Rating: D

offers over

**£150,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/ALT122619](https://www.jonesandchapman.co.uk/Property/ALT122619)



Property Ref:  
ALT122619 - 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 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.

 jones & chapman



**0151 734 1440**



[Allerton@jonesandchapman.co.uk](mailto:Allerton@jonesandchapman.co.uk)



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



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