



Calderwood Park, Liverpool L27 0YE

welcome to

Calderwood Park, Liverpool

Jones and Chapman are delighted to offer for sale This modern three bedroom semi-detached home is perfect for first time buyers and young families. It is situated in a quiet close in L27 close to local amenities and transport links.



Lounge

11' 8" max x 16' 5" max (3.56m max x 5.00m max)

Double glazed window to the front, radiator, wood effect laminate flooring.

Kitchen

8' 5" x 14' 7" (2.57m x 4.45m)

Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, electric oven, gas hob with extract fan over, plumbing for washing machine, part tiled walls, understair storage cupboard.

Conservatory

12' 5" x 8' 1" (3.78m x 2.46m)

Double glazed windows to the rear, radiator, wood effect laminate flooring.

Bedroom One

13' 2" max x 11' 8" max (4.01m max x 3.56m max)

Double glazed window to the front, fitted wardrobes, radiator, wood effect laminate flooring.

En Suite

Shower cubicle, wash hand basin, radiator, tiled floor.

Bedroom Two

8' 3" max x 9' 10" max (2.51m max x 3.00m max)

Double glazed window to the rear, fitted wardrobes, radiator.

Bedroom Three

8' 5" max x 5' 8" max (2.57m max x 1.73m max)

Double glazed window to the rear, radiator, wood effect laminate flooring.

Bathroom

Double glazed window to the rear, wash hand basin, bath with mixer tap, radiator, spot lights, tiled floor and walls.

External

To the front of the property is a spacious driveway and front lawn. To the rear is a well maintained garden with patio seating area.



view this property online jonesandchapman.co.uk/Property/ALT122654



welcome to

Calderwood Park, Liverpool

- Council Tax Band B
- Three Bedroom Semi Detached Property
- Lounge
- Fitted Kitchen
- Conservatory

Tenure: Freehold EPC Rating: D

£195,000



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/ALT122654](https://www.jonesandchapman.co.uk/Property/ALT122654)



Property Ref:
ALT122654 - 0003

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