









# welcome to

# **Bagot Street, Liverpool**

Jones and Chapman are proud to bring to the market this three bedroom End terrace property, located on 'Bagot Street' in Wavertree, L15.













#### Lounge

10' 5" to max x 11' 7" to max ( 3.17m to max x 3.53m to max )

Electric fire, laminate flooring, radiator.

## **Dining Room**

10' 6" to max x 13' 2" into alcove ( 3.20m to max x 4.01m into alcove )
Laminate flooring, understairs storage.

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#### Kitchen

8' 2" to max x 8' 8" to max ( 2.49m to max x 2.64m to max ) Fitted wall and base units, plumbing for washing machine, gas hob, extractor fan.

#### **Back Room**

15' 7" x 8' 9" ( 4.75m x 2.67m )
Door leading out to rear yard, window to the side.

#### **Bedroom One**

13' 9" to max x 12' 10" to max ( 4.19m to max x 3.91m to max )

Two windows to the front, radiator.

#### **Bedroom Two**

7' to max x 8' 9" to max ( 2.13m to max x 2.67m to max ) Window to the side, storage cupboard, radiator.

### **Bedroom Three**

13' 8" to max x 8' 3" to max ( 4.17m to max x 2.51m to max )

Window to the side, radiator.

#### **Bathroom**

WC, wash hand basin, panel bath, tiled walls.

#### External

Yard to the rear.





## welcome to

## **Bagot Street, Liverpool**

- Council Tax Band A
- Three Bedroom End Terraced Property
- Lounge
- Dining Room
- Fitted Kitchen

Tenure: Freehold EPC Rating: D

offers over

£130,000









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Property Ref: ALT122724 - 0005 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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