









## welcome to

# **Dombey Street, Liverpool**

Jones and Chapman are delighted to present to the sales market this two-bedroom terrace home on Dombey Street. Located in the highly desirable district of L8, there is an abundance of nearby amenities which include regular transport links into the city, schools, places of worship.













#### Cloakroom

WC, part tiled wall, double glazed window to the rear.

## **Lounge/ Dining Room**

28' 3" into bay x 11' 9" into bay ( 8.61m into bay x 3.58m into bay )

Double glazed window to the front, gas fire, radiator. Double glazed window to the rear, radiator.

#### Kitchen

10' 7" to max x 8' 4" to max ( 3.23m to max x 2.54m to max )

Fitted kitchen with wall and base units, part tiling, gas hob, electric over, extractor fan .

#### **Bedroom One**

14' 2" to max x 12' 2" to max ( 4.32m to max x 3.71m to max )

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

#### **Bedroom Two**

13' 11" to max x 9' 5" to max ( 4.24m to max x 2.87m to max )

Double glazed window to the rear, radiator.

#### **Bathroom**

Shower cubicle, corner bath, WC, wash hand basin, double glazed window to the rear, tiling.

#### External

Generous paved yard.





## welcome to

## **Dombey Street, Liverpool**

- Council tax A
- Two-bedroom terrace home
- Kitchen with integrated appliances
- Lounge and Dining Room
- Generous yard space

Tenure: Leasehold EPC Rating: D

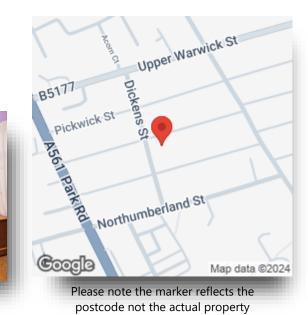
This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1925. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £170,000









view this property online jonesandchapman.co.uk/Property/ALT122555



Property Ref: ALT122555 - 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 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 property and other important matters before exchange of contracts.

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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



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