



**Desford Road, LIVERPOOL L19 3RD**

**welcome to**

**Desford Road, LIVERPOOL**

Jones and Chapman are delighted to present to the sales market this three bedroom semi-detached home on Desford Road. Located just a short distance from Aigburth Train station, the property benefits from a fantastic variety of amenities including shopping facilities, pubs, restaurants.



### **Porch**

Door to the front, double glazed windows to the front and side, door leading into hallway.

### **Hallway**

Stairs rising to first floor, double glazed window to the side, carpet flooring.

### **Lounge**

14' 2" max x 12' 9" max ( 4.32m max x 3.89m max )

Double glazed bay window to the front gas fireplace, radiator, picture rail, carpet flooring.

### **Dining Room**

13' 4" max x 10' 6" max ( 4.06m max x 3.20m max )

Double glazed door to the rear radiator, carpet flooring.

### **Kitchen**

15' 6" max x 9' 1" max ( 4.72m max x 2.77m max )

Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, double glazed window to the rear and door the side.

### **Landing**

Stairs rising from ground floor.

### **Bedroom One**

15' 2" max x 10' 7" max ( 4.62m max x 3.23m max )

Double glazed bay window to the front, gas fire place, radiator, carpet flooring.

### **Bedroom Two**

12' 4" x 9' 1" ( 3.76m x 2.77m )

Double glazed window to the rear, built in wardrobes, gas fireplace, radiator.

### **Bedroom Three**

11' 3" max x 7' max ( 3.43m max x 2.13m max )

Double glazed bay window to the front, radiator, carpet flooring.

### **Bathroom**

Double glazed window to the rear, bath, shower, wash hand basin, part tiled walls.

### **Separate W.C**

Double glazed window to the rear, W.C, part tiled walls.

### **Extrenal**

Raised patio area and an extensive garden, ideal for al fresco dining.



***view this property online*** [jonesandchapman.co.uk/Property/ALT122604](http://jonesandchapman.co.uk/Property/ALT122604)



welcome to

## Desford Road, LIVERPOOL

- Council Tax Band C
- Three Bedroom Semi Detached Property
- Lounge
- Dining Room
- Fitted Kitchen

Tenure: Freehold EPC Rating: Awaiting

**£275,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/ALT122604](https://www.jonesandchapman.co.uk/Property/ALT122604)



Property Ref:  
ALT122604 - 0002

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



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



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