









# welcome to

# **Desford Road, LIVERPOOL**

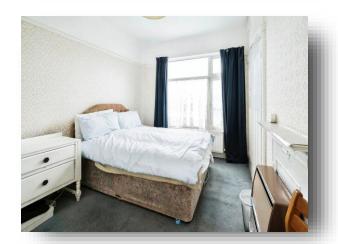
Jones and Chapman are delighted to present to the sales market this three bedroom semi-detached home on Desford Road. Located just a short distance from Aigburth Train station, the property benefits from a fantastic variety of amenities including shopping facilities, pubs, restaurants.

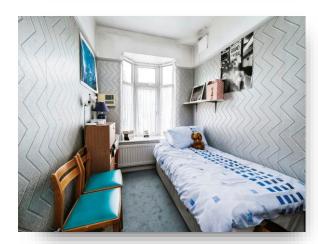












#### **Porch**

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'  $\max (3.43 \text{m} \max x 2.13 \text{m} \max x)$  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.





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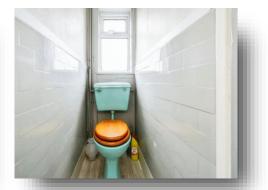
# **Desford Road, LIVERPOOL**

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

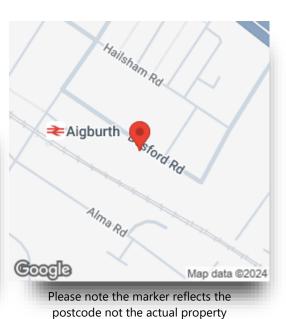
Tenure: Freehold EPC Rating: Awaited

£275,000









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