

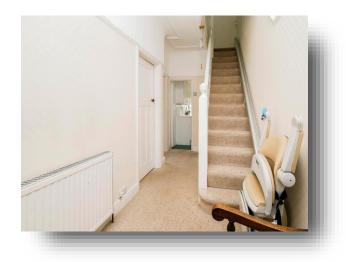
Loreburn Road, Liverpool L15 9HD



welcome to

Loreburn Road, Liverpool

The property offers a well planned layout and briefly comprises of entrance hall, 2 attractive reception rooms and kitchen. The first floor has 3 bedrooms and family bathroom, it also has spacious gardens with outbuildings. The property has majority double glazing and gas central heating,













Entrance Hall

Door, radiator.

Lounge

13' 10" x 12' (4.22m x 3.66m) Double glazed window, radiator, gas fire.

Dining Room

13' 7" x 12' 8" (4.14m x 3.86m) Double glazed window, fireplace, bay to the side.

Kitchen

 8^{\prime} 9" max x 7' 10" max (2.67m max x 2.39m max) Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, cooker hood, part tiled, Double glazed window to the rear, door to the rear.

Bedroom One

14' 6" x 11' 5" (4.42m x 3.48m) Double glazed window to the front, radiator.

Bedroom Two

12' 6" max x 11' 10" max (3.81m max x 3.61m max) Double glazed window to the side.

Bedroom Three

6' 11" x 10' 9" (2.11m x 3.28m) Double glazed window to the front, radiator.

Bathroom

Double glazed window, radiator, bath with shower over, wash hand basin, W.C.

External

Lawn to the side, shrubs, patio, brick built outhouse.





welcome to

Loreburn Road, Liverpool

- Traditional 3 bedroomed semi detached property
- Sought after location running between Woolton Road and Lance Lane
- Close to a number of sought after schools and local amenities
- Well planned accommodation
- Attractive spacious gardens with on street parking

Tenure: Freehold EPC Rating: Awaited

offers over

£300,000





view this property online jonesandchapman.co.uk/Property/ALT122719





Please note the marker reflects the postcode not the actual property



Property Ref: ALT122719 - 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 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





jonesandchapman.co.uk