



**Arundel Avenue, Liverpool L17 3DA**



**welcome to**

**Arundel Avenue, Liverpool**

Enjoying one of the areas most sought after residential locations this deceptively spacious three bedroom mid terrace house offers accommodation that although modernised has retained many original features to offer charm and character Too many features to list making internal inspection essential



### **Entrance Porch**

Single glazed door to the front, tiled flooring.

### **Entrance Hall**

Double glazed door to the front, under stairs cupboard, radiator, natural flooring.

### **Lounge**

13' 8" x 14' into bay ( 4.17m x 4.27m into bay )  
Double glazed window to the front, period style fire place, radiator.

### **Dining Room**

11' 11" x 12' 7" ( 3.63m x 3.84m )  
Single glazed window to the rear, radiator, cupboards into alcoves, natural flooring.

### **Third Reception Room**

10' 7" x 12' ( 3.23m x 3.66m )  
Single glazed french doors, radiator, original cupboards, tiled floors, open to kitchen.

### **Kitchen**

7' 7" x 12' 1" ( 2.31m x 3.68m )  
Fitted kitchen with wall and base units , sink and drainer with wash bowl incorporating work surfaces, tiling, gas cooker point, plumbing for washing machine, radiator, tiled floor, skylight window.

### **Conservatory**

11' 6" x 5' 3" ( 3.51m x 1.60m )  
Construction UPVC, double glazed windows, tiled flooring.

### **Landing**

Stairs from hallway, loft access with boarded loft space.

### **Bedroom One**

13' 7" x 10' 3" ( 4.14m x 3.12m )  
Single glazed window, radiator.

### **Bedroom Two**

12' 5" x 11' 3" ( 3.78m x 3.43m )  
Single glazed window to the rear, built in wardrobes,

radiator.

### **Bedroom Three**

8' 11" x 6' 11" ( 2.72m x 2.11m )  
Window to the front, radiator.

### **Bathroom**

Single glazed sache window to the rear. radiator, roll top bath, shower cubicle, wash hand basin, WC, part tiling

### **External**

Yard to the rear.



***view this property online*** [jonesandchapman.co.uk/Property/ALT122918](http://jonesandchapman.co.uk/Property/ALT122918)



welcome to

## Arundel Avenue, Liverpool

- Deceptively spacious three bedroom mid terrace house
- Three good size reception rooms
- Rear conservatory
- Fitted kitchen
- Tastefully modernised yet retaining charm and character

Tenure: Freehold EPC Rating: C

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/ALT122918](https://www.jonesandchapman.co.uk/Property/ALT122918)



Property Ref:  
ALT122918 - 0004

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



**0151 734 1440**



Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



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