



Hilary Avenue, Liverpool L14 6TL

welcome to

Hilary Avenue, Liverpool

Offered with no chain This is a deceptively spacious three bedroom semi detached freehold property that enjoys a pleasant and convenient residential position within an established area We feel it offers accommodation ideal for both a family and first time buyer Internal inspection is essential



Entrance Porch

Double glazed door to the front, double glazed windows to the side and front.

Entrance Hall

Single glazed door to the front, under stairs cupboard, radiator.

Shower Room

WC, wash hand basin, radiator, shower cubicle

Lounge

13' 2" max x 11' 2" max (4.01m max x 3.40m max)

Double glazed window to the front, radiator, picture rails.

Dining Room

13' 8" x 10' 9" (4.17m x 3.28m)

Double glazed window to the rear, radiator.

Kitchen

10' max x 5' 4" max (3.05m max x 1.63m max)

Fitted kitchen with wall and base units, stainless steel sink and drainer with one wash bowl incorporating work surfaces, tiling, electric oven, electric hob with stainless steel canopy, plumbing for washing machine, radiator, breakfast bar, double glazed window to the rear, door to rear.

Hall

Stairs from hallway, double glazed window to the side, loft access.

Bedroom One

13' 4" max x 9' 6" max (4.06m max x 2.90m max)

Double glazed window to the front, radiator, picture rail.

Bedroom Two

10' 11" max x 10' 4" max (3.33m max x 3.15m max)

Double glazed window to the rear, radiator, picture rails.

Bedroom Three

7' 7" x 6' 8" (2.31m x 2.03m)

Double glazed window to the front, radiator.

Shower Room

Double glazed window to the side, radiator, shower cubicle, wash hand basin, WC, part tiling.

Front Garden

Flagged garden , off road parking.

Rear Garden

Garden to rear, enclosed fence.

Parking

Flagged to front.



view this property online jonesandchapman.co.uk/Property/ALT122981



welcome to

Hilary Avenue, Liverpool

- Offered with the benefit of having no onward chain
- A well maintained semi detached home ideal for both a family and first time buyer
- Freehold
- Three generous size bedrooms
- Fitted bespoke kitchen with a comprehensive range of units

Tenure: Freehold EPC Rating: C

£200,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT122981



Property Ref:
ALT122981 - 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