



Belgrave Road, Aigburth Liverpool L17 7AQ

welcome to

Belgrave Road, Aigburth Liverpool

Jones and Chapman are pleased to offer for sale this well appointed four bedroom mid terrace property, located on Belgrave Road in the popular residential area of Aigburth, L17.



Entrance Hall

Door to the front, radiator, wood effect laminate flooring.

Lounge

15' 2" into bay x 13' 9" (4.62m into bay x 4.19m)

Double glazed window to the front, radiator, wood effect laminate flooring.

Open Plan Kitchen Diner

13' 3" x 19' (4.04m x 5.79m)

Fitted kitchen with wall and base units, work surfaces incorporating s sink and drainer, electric oven, gas hob with cooker hood over, plumbing for washing machine/dishwasher, wood effect laminate flooring, window.

Double glazed window, radiator and double glazed patio doors.

Bedroom One

14' 9" x 9' (4.50m x 2.74m)

Velux double glazed window, radiator, carpet flooring.

Bedroom Two

11' 6" x 12' 5" (3.51m x 3.78m)

Double glazed window to the front, radiator.

Bedroom Three

13' 5" x 11' 7" (4.09m x 3.53m)

Double glazed window to the rear, radiator.

Bedroom Three

9' 7" x 9' (2.92m x 2.74m)

Double glazed window to the front, radiator.

Bathroom

Window to the rear, bath with mixer tap, shower cubicle, wash hand basin, W.C, spot lights.

External

Enclosed courtyard with a mural from a local artist called jazz stan of the city of Liverpool?



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welcome to

Belgrave Road, Aigburth Liverpool

- Council Tax Band B
- Four Bedroom Mid Terrace Property
- Bay Fronted Family Lounge
- Modern Fitted Kitchen with Integrated Appliances
- Generous & Well Presented Bedroom Accommodation

Tenure: Freehold EPC Rating: E

offers over

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT122973 - 0005

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.

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