

Park Street, Liverpool L8 6QE



## welcome to

## Park Street, Liverpool

A stunning three double bedroom extended property in a great location!













#### **Entrance Hall**

Double glazed window to the side, alarm system, wooden floor.

#### Cloakroom

W.C, wash hand basin, radiator, tiled flooring.

#### Lounge

15' 3" x 10' 2" (  $4.65m\ x$  3.10m ) Double glazed window to the front, radiator, wooden flooring.

#### **Dining Room**

16' 8" x 8' 4" ( $5.08m \times 2.54m$ ) Double glazed window to the front, two patio doors, radiator, telephone and tv point, wooden flooring.

#### Kitchen

13' 5" x 7' 9" ( 4.09m x 2.36m ) Fitted kitchen with wall and base units, work surfaces incorporating a one and half bowl sink and drainer, electric oven, gas hob, central heating boiler, radiator, telephone and tv point, door to the garden, wooden flooring.

Landing Loft access, radiator.

#### **Bedroom One**

16' 10" x 9' 3" ( 5.13m x 2.82m ) Double glazed window to the front and rear, radiator, wooden flooring.

#### **Bedroom Two**

11' 4" x 13' 6" ( 3.45m x 4.11m ) Double glazed window to the front, radiator, telephone and tv point, wooden flooring.

#### **Bedroom Three**

6' 10" x 11' 8" ( 2.08m x 3.56m ) Double glazed window to the rear, radiator, telephone and tv point, wooden flooring.

#### Bathroom

Double glazed window to the rear, radiator, bath



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with mixer tap, shower, wash hand basin, extractor fan, W.C, laminate flooring.

#### External

Garden to front and rear.

### welcome to

## Park Street, Liverpool

- A Three Double Bedroom Extended Semi Detached Property
- Modern Decor Throughout
- Extended Kitchen/Diner
- Landscaped Garden
- Downstairs W/C

Tenure: Freehold EPC Rating: C

offers in excess of

£250,000





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postcode not the actual property



Property Ref: ALT122982 - 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.

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