









welcome to

Kempsell Walk, Liverpool

A great sized four bedroom family home, perfect to put your own stamp on!













Entrance Hall

10' 10" to max x 6' to max (3.30m to max x 1.83m to max) Tiled floor, fuse box, radiator.

Lounge

19' 10" to max x 13' 3" to max (6.05m to max x 4.04m to max)

Wood tiled flooring, patio doors to the rear, double glazed window to the rear, radiator, tv point.

Kitchen

10' 10" to max x 13' 6" to max (3.30m to max x 4.11m to max)

Fitted kitchen with wall and base units, double glazed window to the front and side, part tiled, stainless steel sink and drainer, two storage cupboards, electric oven and hob, tiled.

Landing

Radiator, carpets.

Bedroom One

11' 10" to max x 12' 7" to max (3.61m to max x 3.84m to max)

Double glazed window to the front, radiator, carpets.

Bedroom Two

14' 2" to max x 8' 7" to max (4.32m to max x 2.62m to max

Double glazed window to the rear, carpets, storage cupboard.

Bedroom Three

11' 4" to max x 11' 4" to max (3.45m to max x 3.45m to max)

Double glazed window to the rear, carpets, storage cupboard.

Bedroom Four

7' 5" to max x 8' 9" to max (2.26m to max x 2.67m to max) Double glazed window to the front, carpets.

Bathroom

Bath, WC, wash hand basin, double glazed window to the side, laminate flooring.





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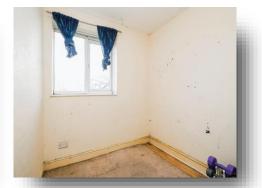
- Four Bedroom End Of Terrace Property
- Large Kitchen
- Large Dining Room
- Three Double Bedrooms
- Family Bathroom

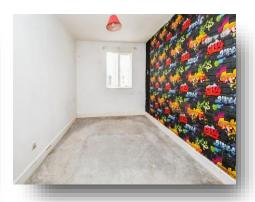
Tenure: Freehold EPC Rating: D

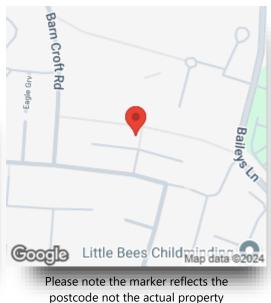
guide price

£150,000









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Property Ref: ALT123065 - 0002 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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