



Bickerton Street, Liverpool L17 8UZ

 **jones & chapman**

welcome to

Bickerton Street,Liverpool

**** PRIME LOCATION ****

Welcome to Bickerton Street, a spacious three bedroom mid terraced property, walking distance to Lark Lane and Sefton Park!



Lounge

23' 4" x 11' 2" (7.11m x 3.40m)

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

Kitchen

Fitted kitchen with wall and base units, work surface incorporating a stainless steel sink and drainer, gas oven, gas hob, radiator, tiled floor, double glazed window to the rear, door leading to rear yard.

Breakfast Room

5' 2" x 5' 2" (1.57m x 1.57m)

Landing

Stairs rising from ground floor, airing cupboard, carpet flooring.

Bedroom One

14' x 16' 6" (4.27m x 5.03m)

Double glazed window to the front, radiator, carpet flooring.

Bedroom Two

10' 7" x 8' 11" (3.23m x 2.72m)

Double glazed window to the rear, radiator, laminate flooring.

Bedroom Three

6' 7" x 7' 10" (2.01m x 2.39m)

Double glazed window to the rear, radiator, laminate flooring.

Bathroom

Double glazed window to the side, heated towel rail, bath with mixer taps, shower, wash hand basin, extractor fan.

External

Court yard to the rear.



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welcome to

Bickerton Street, Liverpool

- A Spacious Three Bedroom Mid Terraced Property
- Open Plan Lounge/Diner
- Extended Kitchen & Utility Area
- Refitted Downstairs Three Piece Bathroom
- Courtyard To Rear

Tenure: Freehold EPC Rating: C

offers in excess of

£260,000



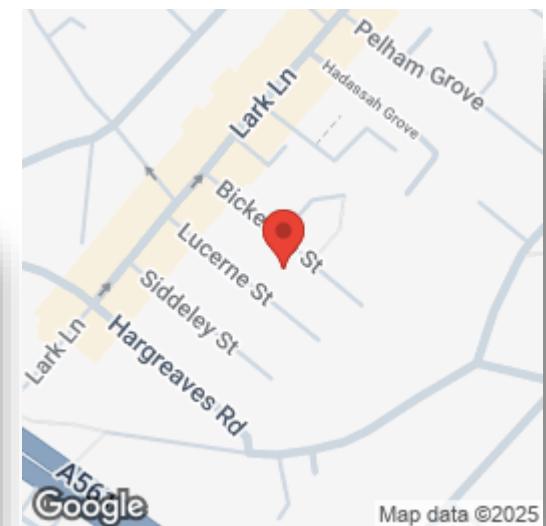
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Property Ref:
ALT123075 - 0003

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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Please note the marker reflects the postcode not the actual property



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