

Laburnum Road, Liverpool L7 0HT

welcome to

Laburnum Road, Liverpool

Jones and Chapman are delighted to welcome to the open sales market this excellent four bedroom semi detached property located in the heart of Fairfield Liverpool L7.













Cloakroom

Wash hand basin, W.C, shower cubicle, spot lights.

Lounge

12' 7" x 14' 6" (3.84m x 4.42m)

Radiator, wood effect laminate flooring.

Dining Room

12' 2" x 11' 9" (3.71m x 3.58m)

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

Kitchen

12' 5" x 11' 2" (3.78m x 3.40m)

Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, breakfast bar, electric oven, electric hob with extractor fan over.

Utility Room

6' 9" x 6' 4" (2.06m x 1.93m)

Sink and drainer, boiler, plumbing for washing machine.

Bedroom One

11' 2" x 12' 4" (3.40m x 3.76m)

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

Bedroom Two

12' 4" x 9' 7" (3.76m x 2.92m)

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

Bedroom Three

8' 9" x 7' 3" (2.67m x 2.21m)

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

Bedroom Four

11' 8" x 6' 9" (3.56m x 2.06m)

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

Bathroom

Bath with mixer tap, W.C, shower cubicle, wash hand

basin in vanity unit, radiator, spot lights.

External

Well presented landscaped yarded area and off road Parking to the front.





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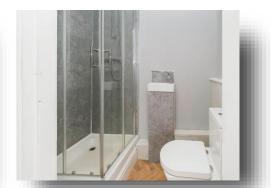
- Council tax band B
- Four bedroom Semi Detached property
- Bay fronted lounge
- Dining room
- Kitchen diner

Tenure: Freehold EPC Rating: D

offers over

£215,000









Please note the marker reflects the postcode not the actual property

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Property Ref: ALT122965 - 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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