

Ashlar Road, Aigburth Liverpool L17 0DU



welcome to

Ashlar Road, Aigburth Liverpool

Jones and Chapman are proud to bring to the market this immaculate three bedroom semi detached, set just off Elmswood Road and in the vicinity of Sefton Park, local schools and various amenities. Ideally suited to families, viewing's are essential to truly appreciate the stunning internal condition.













WC, radiator, bath with mixer taps.

Lounge

14' 3" into bay x 10' 3" to max (4.34m into bay x 3.12m to max) Double glazed window to the front, solid wood flooring, radiator.

Dining Room

14' 6" to max x 10' 8" to max (4.42m to max x 3.25m to max)

Kitchen

11' 3" to max x 6' 2" to max (3.43m to max x 1.88m to max $\stackrel{\scriptstyle \sim}{}$

Fitted kitchen with wall and base units, integrated dishwasher, gas hob, electric oven sink and drainer, tiled flooring, double glazed window to the rear.

Utility Room

9' 1" to mmax x 5' 6" to max (2.77m to mmax x 1.68m to max) Double glazed door to the front, double glazed door to the rear, plumbing for washing machine.

Conservatory

15' 5" to max x 9' 8" to max (4.70m to max x 2.95m to max)

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

Bedroom One

14' 5" to max x 10' 4" to max (4.39m to max x 3.15m to max) Double glazed window to the front, carpet, radiator.

Bedroom Two

14' 4" to max x 10' 9" to max (4.37m to max x 3.28m to max) Double glazed window to the rear, carpet, radiator.

Bedroom Three

10' 8" to max x 6' 8" to max (3.25m to max x 2.03m to max) Double glazed window to the rear, carpet, radiator.

Bathroom

Double glazed window to the rear, shower cubicle,





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- Three Bedroom Semi Detached Property
- Bay fronted Lounge
- Dining Room
- Fitted Kitchen
- Conservatory

Tenure: Freehold EPC Rating: D

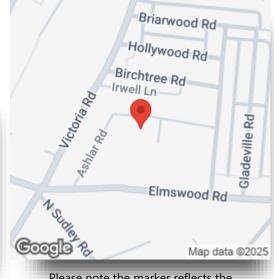
£400,000





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Please note the marker reflects the postcode not the actual property



Property Ref: ALT123044 - 0006 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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