



Pirrie Road, Liverpool L9 6AA

welcome to

Pirrie Road, Liverpool

**** READY TO MOVE INTO ****

Welcome to Pirrie Road, a newly renovated two double bedroom mid terrace property in the popular area of Fazakerley close to local amenities and



Entrance Hall

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

Lounge

12' 4" into recess x 14' 5" including bay (3.76m into recess x 4.39m including bay)
Irregular shape room, restricted head height.
Double glazed bay window to the front, radiator, laminate flooring.

Dining Room

5' 7" plus recess x 8' 4" (1.70m plus recess x 2.54m)
Double glazed window to the rear, radiator, laminate flooring.

Kitchen

9' pluss recess (max) x 5' 4" to units (2.74m pluss recess (max) x 1.63m to units)
Fitted kitchen with base units, work surfaces incorporating a one and a half bowl sink and drainer, laminate flooring, double glazed window to the rear and door to the rear and fibreglass roof.

Bedroom One

12' 10" x 9' 6" into recess(max) (3.91m x 2.90m into recess(max))
Irregular shape.
Double glazed window to the front, radiator, carpet flooring.

Bedroom Two

8' 4" to recess (max) x 12' 4" to recess(max) (2.54m to recess (max) x 3.76m to recess(max))
Irregular shape.
Double glazed window to the rear, radiator, carpet flooring.

Shower Room

Double glazed window to the rear, radiator, wash hand basin in vanity unit, extractor fan, shower cubicle, laminate flooring.

External

Front garden space and a generous sized garden to

the rear.

Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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welcome to

Pirrie Road, Liverpool

- Two Double Bedroom Mid Terrace Property
- Newly Renovated Throughout
- Modern Kitchen
- Modern Downstairs Shower Room
- Light And Airy Living Room

Tenure: Freehold EPC Rating: D

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT122996 - 0009

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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jones & chapman



0151 734 1440



Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



jonesandchapman.co.uk