

Donnington Close, Liverpool L36 4QU

welcome to

Donnington Close, Liverpool

Are you looking for spacious family home on a quiet cul-de-sac in a sought after loction?

Look no further!













Entrance Hall

Radiator, laminate flooring.

Cloakroom

Double glazed window to the side, W.C, wash hand basin, radiator, tiled.

Lounge

10' 4" x 14' 4" (3.15m x 4.37m)

Double glazed window to the side, gas fireplace, radiator, telephone and tv point, laminate flooring.

Study

9' 3" x 8' 6" (2.82m x 2.59m)

Two double glazed windows to the front, radiator, laminate flooring.

Kitchen/Diner

8' 10" x 22' 8" (2.69m x 6.91m)

Fitted kitchen with wall and base units, work surfaces incorporating a one and half bowl stainless steel sink and drainer, electric oven, hob, plumbing for washing machine/dishwasher, radiator, laminate flooring, double glazed window to the rear patio doors leading out to garden.

Landing

Double glazed window to the side, loft access, airing cupboard.

Bedroom One

11' 10" x 11' 8" (3.61m x 3.56m)

Two double glazed windows to the front, radiator, laminate flooring.

En Suite

Double glazed window to the front, shower cubicle, wash hand basin in vanity unit, W.C, heated towel radiator, tiled floor.

Bedroom Two

11' 3" x 11' 8" narrowing to 5' 3" ($3.43 m\ x\ 3.56 m$ narrowing to 1.60m)

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

Bedroom Three

 $8' \times 9' \ 7'' \ (2.44 \text{m} \times 2.92 \text{m})$ Double glazed window to the front, radiator, laminate flooring.

Bedroom Four

6' x 8' 7" (1.83m x 2.62m) Double glazed window to the front, built in wardrobes, radiator, laminate flooring.

Bathroom

Double glazed window to the rear, radiator, bath with mixer tap, wash hand basin in vanity unit, extractor fan, heated towel rail, shaver point.

External

Rear garden which not only wraps around the property but is also private and not overlooked.





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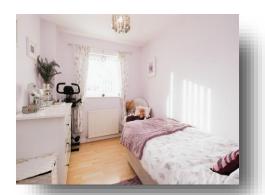
- Spacious Four Bedroom Detached Home Situated On A Large Corner Plot
- **Ensuite Shower To Master Bedroom**
- Beautifully Fitted Living Room With Gas Fireplace
- Great Size Kitchen Diner
- Downstairs W/C

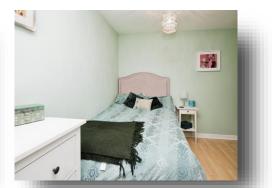
Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 800 years from 01 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£290,000









Please note the marker reflects the postcode not the actual property

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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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



jones & chapman

Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



jonesandchapman.co.uk

0151 734 1440

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