



**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 location?

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" ( 3.43m x 3.56m

narrowing to 1.60m )

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

### **Bedroom Three**

8' x 9' 7" ( 2.44m x 2.92m )

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.



***view this property online*** [jonesandchapman.co.uk/Property/ALT123184](http://jonesandchapman.co.uk/Property/ALT123184)



welcome to

## Donnington Close, Liverpool

- 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

**view this property online** [jonesandchapman.co.uk/Property/ALT123184](https://jonesandchapman.co.uk/Property/ALT123184)



Property Ref:  
ALT123184 - 0008

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.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
jones & chapman



**0151 734 1440**



[Allerton@jonesandchapman.co.uk](mailto:Allerton@jonesandchapman.co.uk)



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



[jonesandchapman.co.uk](https://jonesandchapman.co.uk)