

Belle Vue Road, Liverpool L25 2QD

jones & chapman

welcome to

Belle Vue Road, Liverpool

** UNLOCK YOUR DREAM HOME **

Are you looking for a property that instantly gives you that wow feeling?













Entrance Hall

Double glazed window to the front, understairs storage, electric cupboard, laminate flooring.

Cloakroom

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

Lounge

10' 3" x 21' 5" (3.12m x 6.53m)

Double glazed bi folding doors, two radiators, telephone and tv point, log burner, laminate flooring.

Dining Room

Double glazed window to the front, gas fireplace, radiator, laminate flooring.

Kitchen

17' 6" narrowing to 5' 1" \times 9' 9" (5.33m narrowing to 1.55m \times 2.97m)

Fitted kitchen with wall and base units, work surfaces incorporating a asterite sink and drainer, electric oven, gas hob, radiator, storage cupboard, vinyl flooring, double glazed window to the rear, door leading to garden.

Utility Room

7' 7" x 7' 4" (2.31m x 2.24m)

Wall and base units, work surfaces, boiler, door leading to W.C,

Landing

Access to part boarded loft with ladder.

Bedroom One

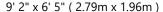
15' x 10' 11" (4.57m x 3.33m)

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

Bedroom Two

9' 1" x 12' 6" (2.77m x 3.81m) Double glazed window to the rear, built in wardrobes, radiator, carpet flooring.

Bedroom Three



Double glazed window tot he side, radiator, storage cupboard, carpet flooring.

Bathroom

Double glazed window to the side, bath with mixer tap, shower, wash hand basin, W.C, vinyl flooring.

Exrternal

Gorgeous size rear garden, off street parking to the front.





welcome to

Belle Vue Road, Liverpool

- A Stunning Three Bedroom Semi-Detached Family Home
- Extended Lounge With Log Burner & Bifolding Doors To Garden
- Stunning Kitchen With Utility Room & Downstairs W/C
- Separate Dining Room
- Garage Conversion For Additional Living Space

Tenure: Freehold EPC Rating: C

offers in excess of

£325,000









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT123189



Property Ref: ALT123189 - 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.

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.





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