



Leopold Road, Kensington Liverpool L7 8SP

welcome to

Leopold Road, Kensington Liverpool

**** MID TERRACE PARADISE ****

Are you looking for a modern property with plenty of space for you and your family, close to local shops and transport links?



Entrance Porch

Laminate flooring.

Entrance Hall

Laminate flooring, radiator.

Lounge

12' 6" x 12' 4" (3.81m x 3.76m)

Double glazed window to the front, radiator, tv point.

Dining Room

12' 7" x 11' 8" (3.84m x 3.56m)

Double glazed patio doors to yard, radiator, laminate flooring.

Kitchen

10' 5" x 9' 5" (3.17m x 2.87m)

Fitted kitchen with wall and base units, work surfaces incorporating a one bowl stainless steel sink and drainer, electric oven, electric hob, central heating boiler, radiator, part tiled walls, tiled flooring, double glazed window to the side.

Bedroom One

10' 7" x 14' 6" (3.23m x 4.42m)

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

Bedroom Two

10' x 10' 8" (3.05m x 3.25m)

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

Bedroom Three

10' 2" x 9' 4" (3.10m x 2.84m)

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

Shower Room

Shower cubicle, radiator, wash hand basin, extractor fan, W.C, fully tiled.

External

Yard to the rear.



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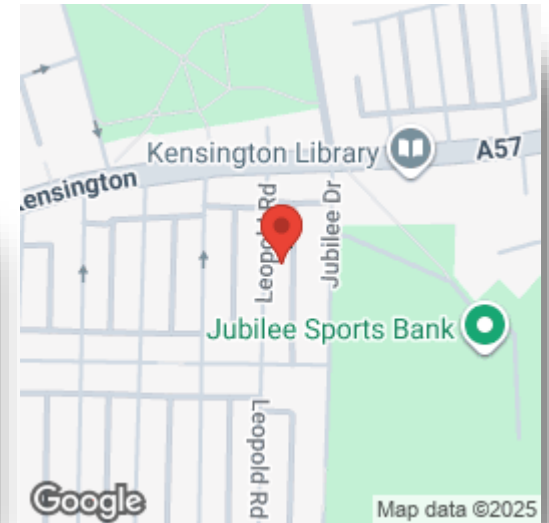
welcome to

Leopold Road, Kensington Liverpool

- Spacious Three Bedroom Mid-Terrace Property
- Open Plan Kitchen Diner
- Separate Living Room
- Three Piece Bathroom
- Courtyard To Rear

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over
£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ALT119757 - 0005

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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