

Portelet Road, Liverpool L13 6SF



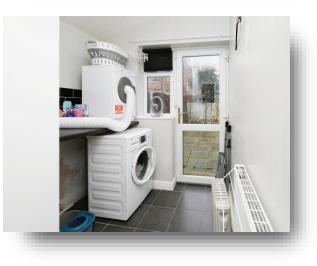
# welcome to

# Portelet Road, Liverpool

\*\* SO MUCH SPACE TO DISCOVER \*\*

Are you looking for a property with space throughout?













#### **Entrance Hall**

Understairs storage, radiator, alarm, electric and gas cupboard, laminate flooring.

**Cloakroom** W.C, wash hand basin, radiator, part tiled walls.

#### Lounge

12' 4" x 13' 7" ( 3.76m x 4.14m ) Double glazed window to the front, gas fireplace, radiator, wall lights, tv point, laminate flooring.

#### **Dining Room**

10' 9" x 12' 5" ( 3.28m x 3.78m ) Double glazed patio doors, radiator, tiled flooring.

#### **Third Reception**

11' 11" x 6' 9" ( 3.63m x 2.06m ) Double glazed window to the front, radiator, laminate flooring.

#### Kitchen

11' 9" x 6' 2" ( 3.58m x 1.88m ) Fitted kitchen with wall and base units, work surfaces incorporating a stainless sink and drainer, electric oven, gas hob, fridge freezer, radiator, tiled flooring.

#### **Utility Room**

12' x 6' 8" (  $3.66m \times 2.03m$  ) Wall and base units, plumbing for washing machine/ dishwasher, radiator, double glazed window to the rear and door leading to garden.

#### **Bedroom One**

9' 8" x 13' 9" (  $2.95m \times 4.19m$  ) Double glazed window to the front, built in wardrobes, radiator, laminate flooring.

**Bedroom Two** 8' 7" x 11' 10" ( 2.62m x 3.61m ) Double glazed window to the rear, built in wardrobes, radiator, laminate flooring.

**Bedroom Three** 8' 4" x 7' 5" ( 2.54m x 2.26m ) Double glazed window to the front, radiator, laminate flooring.

#### Loft Room

17' 4" x 8' 7" ( 5.28m x 2.62m ) Two velux windows, shower cubicle in alcove.

#### **Shower Room**

Double glazed window to the rear, heated towel rail, shower cubicle, wash hand basin in vanity unit, W.C, fully tiled.

#### External

Garden to the rear with shed which has underfloor heating.





### welcome to

# Portelet Road, Liverpool

- A Spacious Three Bedroom Semi Detached Family Home
- Spacious Living Room
- Garage Conversion Room With Utility And W/C
- Open Kitchen/Diner
- Shower Room

Tenure: Freehold EPC Rating: E

offers over

£220,000





view this property online jonesandchapman.co.uk/Property/ALT123282





Please note the marker reflects the postcode not the actual property



Property Ref: ALT123282 - 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.

# jones & chapman



0151 734 1440



Allerton@jonesandchapman.co.uk





今

jonesandchapman.co.uk