

Briarwood Road, Liverpool L17 6DH

jones & chapman

welcome to

Briarwood Road, Liverpool

Nestled in the sought-after suburb of Aigburth, this delightful Two-bedroom property on Briarwood Road offers a perfect blend of modern comfort and classic charm. Ideal for families, professionals, or anyone looking to enjoy the vibrant yet peaceful lifestyle of South Liverpool.













Lounge

11' 2" into bay x 15' 5" (3.40m into bay x 4.70m) Double glazed window to the front, radiator, wood effect laminate flooring.

Kitchen

11' 2" x 11' 2" (3.40m x 3.40m)

Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, electric oven, gas hob, radiator, plumbing for washing machine, double glazed window to the rear.

Bedroom One

11' 2" x 11' 7" (3.40m x 3.53m)

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

Bedroom Two

8' 3" x 12' 4" (2.51m x 3.76m)

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

Bathroom

Double glazed window to the rear, boiler, bath, wash hand basin, W.C, radiator.

External

Court yard to the rear.





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Briarwood Road, Liverpool

- Two Bedroom End Terraced Property
- Open Plan Living
- Modern Fitted Kitchen
- Shower Room
- Double Glazing and Gas Central Heating

Tenure: Freehold EPC Rating: D

Council Tax Band: A

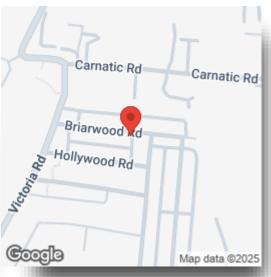
offers in excess of

£200,000









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT123305



Property Ref: ALT123305 - 0003 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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