

Frederick Grove, Liverpool L15 8HW

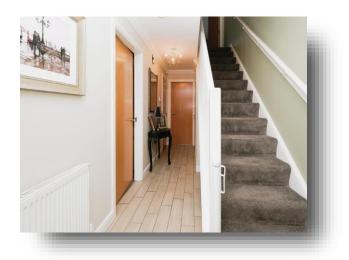


welcome to

Frederick Grove, Liverpool

** DREAM A LITTLE DREAM OF ME **

Are you looking for a spacious three-bedroom property tucked away in its own little cul-de-sac, with not only a great size garden but a driveway and













Entrance Hall

Double glazed window to the front, radiator, alarm, tiled flooring.

Cloakroom W.C, wash hand basin, radiator, tiled flooring.

Lounge

9' 2" x 17' 5" (2.79m x 5.31m) Double glazed window to the front, radiator, carpet flooring.

Kitchen

Fitted kitchen with wall and bas units, work surfaces incorporating a stainless steel sink and drainer, electric oven, gas hob with cooker hood over, dishwasher, radiator, tiled flooring, double glazed window to the rear, door to the garden.

Landing Access to boarded loft via ladder.

Bedroom One

12' 9" x 8' 1" ($3.89m\ x\ 2.46m$) Two double glazed windows to the front, built in wardrobes, radiator, carpet flooring.

Bedroom Two

14' 4" x 8' 7" (4.37m x 2.62m) Double glazed window to the rear, radiator, carpet flooring.

Bedroom Three

5' 4" x 10' 4" (1.63m x 3.15m)

Bathroom

Bath with mixer tap, heated towel rail, wash hand basin in vanity unit, extractor fan, shaver point, fully tiled.

External

Driveway to the front, fantastic size rear garden.





welcome to

Frederick Grove, Liverpool

- An Immaculate Three Bedroom Mid Terrace Property
- Large Living Room
- Spacious Kitchen/Diner
- Downstairs Cloakroom
- Modern Three Piece Bathroom Suite

Tenure: Freehold EPC Rating: B

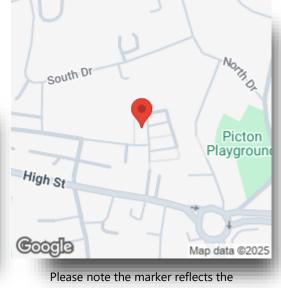
offers in excess of

£200,000





F. A. a



postcode not the actual property



Property Ref:

ALT123286 - 0005

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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