



Standale Road, LIVERPOOL L15 4HL

welcome to

Standale Road, LIVERPOOL

**** NO CHAIN ****

Are you looking for a spacious two bedroom property in a great location?



Entrance Porch

Double glazed window to front, alarm

Lounge/Diner

20' 3" x 12' 6" (6.17m x 3.81m)

Double glazed window to front, radiator, television point, laminate flooring

Shower Room

Double glazed window to rear, toilet, sink, shower cubicle, heated towel rail, tiled floor, part tiled walls.

Kitchen

13' 1" x 6' 7" (3.99m x 2.01m)

Fitted kitchen with matching wall and base units, work surfaces with one bowl stainless steel sink and drainer, electric oven with gas hob and extractor fan, radiator, integrated dishwasher and washing machine, fridge freezer, part tiled walls, laminate flooring.

Bedroom One

10' 3" x 9' 9" (3.12m x 2.97m)

Double glazed window to rear, radiator, television point, laminate flooring.

Bedroom Two

11' 5" to wardrobes x 10' (3.48m to wardrobes x 3.05m)

Double glazed window to front, fitted wardrobes, radiator, television point, laminate flooring

Loft Room

Irregular Shaped Room 11' x 8' 6" (3.35m x 2.59m)

Double glazed vellux window, storage cupboards, carpet, restricted head room.

Bathroom

Double glazed window to rear, radiator, bath with mixer taps, shower, ideal boiler, velux window, toilet, part tiled walls, laminate flooring.



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welcome to

Standale Road, LIVERPOOL

- A Spacious Two Bedroom Mid Terrace Property
- Bathroom & Downstairs Shower Room
- Extended To The Rear & Loft Space
- Large Lounge/Diner
- Refitted Kitchen With Integrated Appliances.

Tenure: Freehold EPC Rating: D

offers over

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT123398 - 0004

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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