



Belgrave Road, Aigburth Liverpool L17 7AQ

welcome to

Belgrave Road, Aigburth Liverpool

PUBLIC NOTICE - The vendor has been in receipt of an offer of £270,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts



Entrance Hall

Alarm, gas and electric cupboard, laminate flooring.

Yard to the rear.

Lounge

12' 2" plu bay x 13' 4" max (3.71m plu bay x 4.06m max)
Double glazed window to the front, gas fire, radiator, carpet flooring.

Dining Area

9' 10" plus recess x 13' 1" (3.00m plus recess x 3.99m)
Radiator, carpet flooring.

Kitchen

7' 8" x 15' 8" (2.34m x 4.78m)
Fitted kitchen with wall and base units, work surfaces incorporating sink and drainer, part tiled, gas oven, gas hob, radiator, double glazed window to the rear and double glazed door to yard.

Bedroom One

Irregular Shaped Room 9' 4" into wardrobe x 12' 1" (2.84m into wardrobe x 3.68m)
Double glazed window to the front, radiator, carpet flooring.

Bedroom Two

Irregular Shaped Room 12' 6" x 9' 11" plus recess (3.81m x 3.02m)
Double glazed window to the rear, radiator, carpet flooring.

Bedroom Three

8' 10" x 7' 9" (2.69m x 2.36m)
Double glazed window to the rear, radiator, laminate flooring.

Bedroom Four

8' 3" x 8' (2.51m x 2.44m)
Double glazed window to the front, carpet flooring.

Bathroom (Top Floor)

Velux window, bath tub, W.C, shower cubicle, radiator, wash hand basin, vinyl flooring.

External



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welcome to

Belgrave Road, Aigburth Liverpool

- A Spacious Four Bedroom Mid Terrace Family Home
- Large Lounge/Diner
- Fitted Kitchen
- Four Piece Bathroom Suite
- Yard Area To Rear

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£265,000



Please note the marker reflects the
postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT123512



Property Ref:
ALT123512 - 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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jones & chapman



0151 734 1440



Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



jonesandchapman.co.uk