

Whitehedge Road, Liverpool L19 7NA

welcome to

Whitehedge Road, Liverpool

Jones and Chapman are delighted to present to the sales market this extended four-bedroom semi-detached home on Whitehedge Road. Located in West Allerton, one of Liverpool's most in demand suburbs, the property is the perfect purchase for any growing family given the fantastic schooling available.













Cloakroom

W.C, wash hand basin, tiled flooring.

Lounge

13' 6" into bay x 11' 4" to max (4.11m into bay x 3.45m to max)

Double glazed window to the front, radiator, wood effect laminate flooring.

Dining Room

13' 5" to max x 11' 4" to max (4.09m to max x 3.45m to max)

Double glazed window to the rear, radiator, wood effect laminate flooring.

Kitchen

18' 2" x 8' 9" (5.54m x 2.67m)

Fitted kitchen with wall and base units, work surfaces incorporating a stainless steel sink and drainer, oven, extractor fan, microwave, dish washer, washing machine, spotlights, radiator, tiled flooring, double glazed door to the rear.

Conservatory

11' 4" x 16' 8" (3.45m x 5.08m)

Double glazed door to the rear, radiator, tiled flooring.

Bedroom One

8' 9" to max x 10' 9" to max (2.67m to max x 3.28m to max $^{\circ}$

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

En Suite

Double glazed window to the rear, shower cubicle, wash hand basin, W.C, tiled walls and floor.

Bedroom Two

14' 8" into bay x 9' 8" to fitted wardrobe (4.47m into bay x 2.95m to fitted wardrobe)

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

Bedroom Three

11' 5" to max x 9' 3" to fitted wardrobe (3.48m to max x 2.82m to fitted wardrobe)

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

Bedroom Four

6' 6" x 9' 8" (1.98m x 2.95m)

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

Bathroom

Double glazed window, wash hand basin, bath, W.C, tiled walls and floor

External

Block paved driveway and garage, ideal for off road parking to the front.
Paved garden to the rear.

Garage

Irregular Shaped Room 17' 4" x 17' 3" (5.28m x 5.26m) Electric door.





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Whitehedge Road, Liverpool

- Four-bedroom semi-detached home
- Lounge
- Dining Room
- Fitted Kitchen
- Conservatory

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£320,000









Please note the marker reflects the postcode not the actual property

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Property Ref: ALT123486 - 0007 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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