



Abbotts Close, Liverpool L18 7LA

welcome to

Abbotts Close, Liverpool

Nestled in the highly sought-after suburb of Allerton, this impressive five-bedroom Semi detached family home at 9 Abbotts Close, L18 7LA, offers spacious, modern living in a tranquil cul-de-sac. Perfectly positioned within a desirable residential area,



Lounge

12' 9" into bay x 11' 9" (3.89m into bay x 3.58m)

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

Open Plan Kitchen Diner

Irregular Shaped Room 14' 2" to max x 25' 7" to max (4.32m to max x 7.80m)

Open plan to kitchen diner, leading to conservatory.

Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, part tiled walls, radiator, plumbing for washing machine, double glazed window to the rear.

Log burner and wood effect laminate flooring in dining area.

Shower Room

Double glazed window to the side, shower cubicle, wash hand basin, radiator, spot lights, tiled walls, tiled floors.

Separate W.C

W.C.

Outbuilding

11' 6" x 6' 4" (3.51m x 1.93m)

External

Externally, the property excels with a beautifully landscaped rear garden, featuring a well-maintained lawn, patio area for alfresco dining.

Bedroom One

13' 6" into bay x 11' 2" max (4.11m into bay x 3.40m max)

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

Shower Room

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

Bedroom Two

11' 4" into bay x 15' 1" to max (3.45m into bay x 4.60m to max)

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

Bedroom Three

8' 2" to max x 6' 7" to max (2.49m to max x 2.01m to max)

Double glazed window to the rear, boiler.

Bedroom Four

10' 9" x 9' 8" (3.28m x 2.95m)

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

Bedrom Five (Top Floor)

Irregular Shaped Room 16' 9" to max x 9' 7" to max (5.11m to max x 2.92m)

Sloped ceiling, carpet flooring, radiator.



view this property online jonesandchapman.co.uk/Property/ALT123399



welcome to

Abbotts Close, Liverpool

- Five Bedroom Semi Detached Property
- Bay Fronted Lounge
- Open plan Kitchen Diner
- Double Glazing
- Gas Central Heating

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

offers in excess of

£480,000



Please note the marker reflects the
postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT123399



Property Ref:
ALT123399 - 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.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


jones & chapman



0151 734 1440



Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



jonesandchapman.co.uk