



**Ryegate Road, Liverpool L19 9AL**



**welcome to**

## **Ryegate Road, Liverpool**

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Standing proudly on Ryegate Road in the ever popular suburb of West Allerton, L19, is this stunning Three bedroom extended semi detached property, presented to the sales market courtesy of appointed agents, Jones and Chapman. Upon entering the property, you are greeted to a welcoming entrance hallway that leads you into a bright and spacious bay fronted family lounge, to the rear is a large second reception room . Undoubtedly, the highlight of the home is the impressive open plan kitchen and diner. An ideal space for entertaining guests and family mealtimes. The kitchen is complete with a range of wall and base units with complementing work surfaces, a range of appliances with doors that open out to the lovely rear garden. Completing the ground floor is a convenient downstairs WC and utility room and Garden Room. To the first floor where you will find Three generously sized and very well presented double bedrooms, and a contemporary style, four piece family bathroom suite. Externally, to the rear of the property, there is a raised decked patio which offers an ideal space for outdoor entertaining. To the front of there is a garden and Driveway for off road parking.

## Entrance Porch

## Entrance Hall

## Cloakroom

## Lounge

13' 8" x 12' 8" ( 4.17m x 3.86m )

## Dining Room

23' 9" x 12' 9" ( 7.24m x 3.89m )

## Garden Room

15' 4" x 7' 8" ( 4.67m x 2.34m )

## Kitchen

20' 2" x 13' 7" ( 6.15m x 4.14m )

## Utility Room

7' 3" x 6' 5" ( 2.21m x 1.96m )

## Bedroom One

14' 5" x 12' 8" ( 4.39m x 3.86m )

## Bedroom Two

13' 4" x 11' 1" ( 4.06m x 3.38m )

## Bedroom Three

9' 1" x 7' 7" ( 2.77m x 2.31m )

## Bathroom

## External



***view this property online*** [jonesandchapman.co.uk/Property/ALT123511](https://jonesandchapman.co.uk/Property/ALT123511)



## welcome to Ryegate Road

Awaiting Photograph

- Three Bedroom semi detached Property
- Bay Fronted Lounge
- Rear Reception Room
- Fitted Kitchen Diner
- Garden Room

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

# £430,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
ALT123511 - 0004

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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.

  
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