



Wordsworth Street, Liverpool L8 0RP

welcome to

Wordsworth Street, Liverpool

This appealing two-bedroom semi-detached home in the vibrant L8 area is perfect for families or first-time buyers seeking style and space



Lounge

10' 6" To max x 14' 7" to max (3.20m To max x 4.45m to max)

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

Archway to dining room.

Dining Room

12' 5" x 11' 5" To max (3.78m x 3.48m To max)

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

Kitchen

11' 3" x 9' 6" (3.43m x 2.90m)

Fitted kitchen with wall and base units, work surfaces incorporating a stainless steel sink and drainer, electric oven and hob, plumbing for washing machine, radiator, understair storage cupboard, tiled floor, door to rear yard.

Bedroom One

14' 3" x 12' 8" To max (4.34m x 3.86m To max)

Double glazed window to the front, radiator.

Slopped ceiling.

Bedroom Two

12' 2" x 9' 2" (3.71m x 2.79m)

Double glazed window to the rear, built in storage cupboard, radiator.

Loft Room

14' 3" x 10' 6" (4.34m x 3.20m)

Currently being used as a bedroom.

Slopped ceiling, double glazed window to the side, radiator.

Bathroom

Double glazed window to the rear, bath with mixer tap, W.C, shaver point, wash hand basin, shower cubicle, radiator, part tiled walls.

External

A private rear yard, alongside off-road parking.



view this property online jonesandchapman.co.uk/Property/ALT123063



welcome to

Wordsworth Street, Liverpool

- Two Bedroom Semi Detached Property
- Bay Fronted Lounge
- Dining Room
- Fitted Kitchen
- Family Bathroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1937. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT123063



Property Ref:
ALT123063 - 0008

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