



Charmouth Close, Liverpool L12 0PG

welcome to
Charmouth Close, Liverpool

**** HOME SWEET HOME ****

Are you looking for a spacious three bedroom property with a gorgeous curb appeal tucked away in a quiet cul-de-sac?



Entrance Porch

Double glazed window to the side, tiled flooring.

Lounge

Irregular Shaped Room 12' 9" x 13' 7" (3.89m x 4.14m)

Double glazed window to the front, gas fireplace, storage cupboard, wooden flooring.

Dining Room

7' 5" x 20' 5" (2.26m x 6.22m)

Double glazed window to the front, radiator, wooden flooring, patio door to the rear.

Kitchen

8' 11" x 12' 7" (2.72m x 3.84m)

Fitted kitchen with wall and base units, work surfaces incorporating a stainless steel sink and drainer, radiator, electric oven, gas hob with extractor hood over, tiled flooring, door to conservatory.

Conservatory

9' 7" x 11' 4" (2.92m x 3.45m)

Windows to the side and rear, tiled flooring.

Bedroom One

Irregular Shaped Room 12' 9" x 9' 11" (3.89m x 3.02m)

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

Bedroom Two

7' 5" x 20' 8" (2.26m x 6.30m)

Two double glazed windows to the front and rear, radiator, laminate flooring.

Bedroom Three

9' 6" x 6' 2" (2.90m x 1.88m)

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

Bathroom

Double glazed window to the rear, bath, shower, wash hand basin, W.C, tiled flooring.

External

Large rear garden.



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Charmouth Close, Liverpool

- A Extended Three Bedroom Semi Detached Property
- Large Living Room
- Great Size Dining Room
- Fitted Kitchen
- Conservatory

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 40.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT123524 - 0005

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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