

**Westdale Road, Liverpool L15 4HS** 

## welcome to

# **Westdale Road, Liverpool**

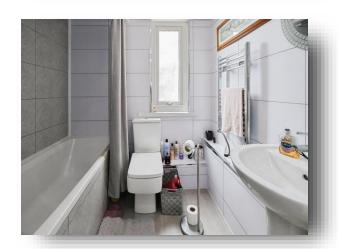
Located in the sought-after L15 postcode, this home is just steps from Wavertree and Allerton's amenities, including local shops, cafes, and restaurants. Nearby Wavertree Park and Sefton Park offer green spaces for leisurely walks, while excellent transport links, such as Wavertree Technology Park.













#### Lounge

10' 6" to bay x 13' 8" to arch ( 3.20m to bay x 4.17m to arch

## **Dining Room**

12' 10" x 10' 9" ( 3.91m x 3.28m )

#### Kitchen

11' 5" x 8' 9" ( 3.48m x 2.67m )

#### **Bedroom One**

13' 8" to max x 14' 10" into bay ( 4.17m to max x 4.52m into bay )

#### **Bedroom Two**

11' 7" to max x 7' 6" to fitted wardrobes ( 3.53m to max x 2.29m to fitted wardrobes )

#### **Bedroom Three**

Irregular Shaped Room 8' 6" x 5' 9" ( 2.59m x 1.75m)

#### **Loft Room**

11' 9" x 12' 7" ( 3.58m x 3.84m )

#### **Bathroom**





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## **Westdale Road, Liverpool**

- Three Bedroom Terraced Property
- Open Plan Lounge Dinner
- Fitted Kitchen
- Family Bathroom
- Loft Room

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £160,000







BS179

Westdale Rd

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Rastdale Rd

Map data ©2025

Please note the marker reflects the postcode not the actual property

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Property Ref: ALT119095 - 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.



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