









welcome to

Ballantrae Road, Liverpool

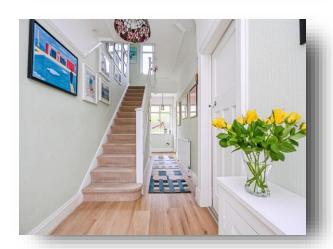
Nestled in the heart of the highly desirable Mossley Hill suburb, this elegant four-bedroom semi-detached family home at 7 Ballantrae Road, Liverpool, L18 6JG, masterfully combines timeless period charm with the comforts of modern living. Situated in the prestigious Allerton Area.













Lounge

13' 5" x 14' (4.09m x 4.27m)

Dining Room

14' 6" into bay x 16' 4" to max (4.42m into bay x 4.98m to max)

Kitchen

17' 1" x 15' 8" to max (5.21m x 4.78m to max)

Utility Room

9' 9" x 8' 7" (2.97m x 2.62m)

Bedroom One

16' 5" into bay x 12' 5" upto fitted wardrobes (5.00m into bay x 3.78m upto fitted wardrobes)

Bedroom Two

12' 8" x 12' 5" (3.86m x 3.78m)

Bedroom Three

14' 8" x 13' 8" (4.47m x 4.17m)

Bedroom Four

7' 4" x 8' 7" (2.24m x 2.62m)

Bathroom Garage

26' 1" x 9' 6" (7.95m x 2.90m)





Ballantrae Road, Liverpool

- Council Tax Band F
- Four Bedroom Semi Detached Property
- Two Reception Rooms
- Open plan Kitchen Dinner
- Utility Room and Downstairs Shower Room

Tenure: Freehold EPC Rating: D

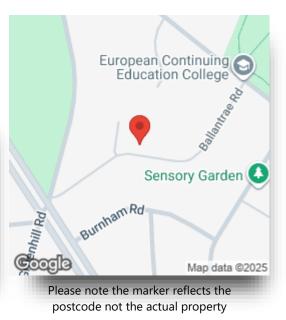
Council Tax Band: F

£675,000









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Property Ref: ALT123844 - 0013 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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