



Thingwall Road, Liverpool L15 8GE

welcome to

Thingwall Road,Liverpool

**** DREAM A LITTLE DREAM OF ME ****

Welcome to Thingwall Road, an immaculate three double bedroom family home nestled in the sought after location Wavertree, close to fantastic



Living Room

Irregular Shaped Room 11' 5" Plus Recess x 14' 7" (3.48m Plus Recess x 4.45m)

Dining Area

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

Kitchen

11' 9" x 8' 4" (3.58m x 2.54m)

Utility Room

Irregular Shaped Room 5' 5" x 5' 5" max (1.65m x 1.65m)

Study

Irregular Shaped Room 11' 8" Max x 12' 6" Max (3.56m Max x 3.81m)

Bedroom One

15' 6" plus bay x 8' 4" (4.72m plus bay x 2.54m)

Bedroom Two

12' 3" To Wardrobe x 8' 4" (3.73m To Wardrobe x 2.54m)

Bedroom Three

8' 2" x 8' 4" (2.49m x 2.54m)

Bathroom

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welcome to

Thingwall Road, Liverpool

- A Gorgeous Three Double Bedroom Townhouse
- Great Size Dining Area & Extended Study
- Kitchen & Separate Utility Room
- Downstairs Cloakroom
- Family Bathroom & Ensuite To Master

Tenure: Leasehold EPC Rating: C

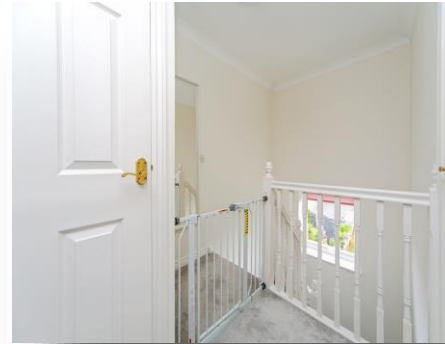
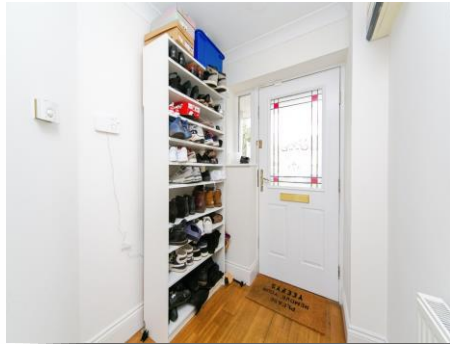
Council Tax Band: D Service Charge: 368.00

Ground Rent: 308.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. 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

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

ALT123813 - 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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