

Rose Lane, Liverpool L18 5ED

welcome to

Rose Lane, Liverpool

Positioned in the vibrant L18 area, 10 Rose Lane is just a short stroll from the scenic Calderstones Park and a variety of local amenities, including independent shops, cafes, and top-rated schools. Excellent transport links provide easy access to Liverpool city centre and surrounding areas,













Lounge 10' 4" x 13' (3.15m x 3.96m)

Dining Room

11' 7" x 11' 9" (3.53m x 3.58m) **Kitchen**

8' 6" x 8' 2" (2.59m x 2.49m)

Bedroom One

12' 7" x 11' 2" (3.84m x 3.40m) **Bedroom Two**

12' 8" x 9' 1" (3.86m x 2.77m) **Shower Room**





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Rose Lane, Liverpool

- Two Bedroom Terrace Property
- Bay Fronted Lounge
- Dining Room
- Morden Fitted Kitchen
- Family Shower room

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in the region of

£280,000







Hilling Rad Rose Lin Bog Rad Rose Lin Bog Rag Rad Rose Lin Priville Rad Rossley Hill Cocco

Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT124154



Property Ref: ALT124154 - 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.

nbria





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