



Melbreck Road, Liverpool L18 9SF

 **jones & chapman**

welcome to

Melbreck Road, Liverpool

Location is a standout feature: West Allerton train station is under 10 minutes' walk, connecting you to Liverpool city centre in just 12 minutes. Top schools including Booker Avenue Infant and Junior Schools are virtually on the doorstep, while Calderstones Park, Sefton Park, are a short drive away



Lounge

15' 8" into bay x 10' 6" to max (4.78m into bay x 3.20m to max)

Dining Room

13' 4" to max x 12' 5" to max (4.06m to max x 3.78m to max)

Kitchen

15' 6" to max x 8' 6" (4.72m to max x 2.59m)

Bedroom One

11' 5" to max x 11' 2" into bay (3.48m to max x 3.40m into bay)

Bedroom Two

13' 8" to max x 10' 4" (4.17m to max x 3.15m)

Bathroom

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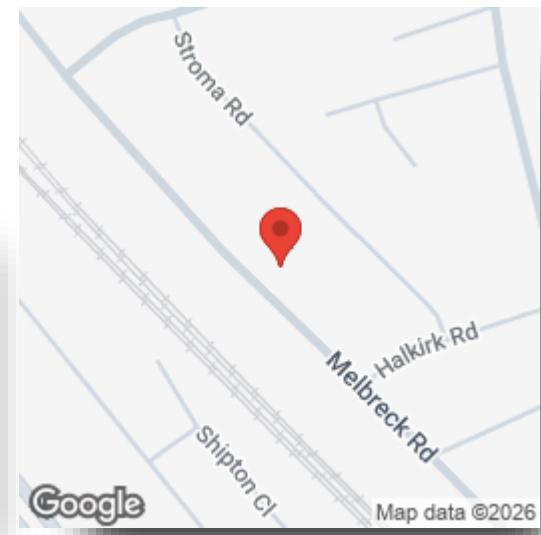
- Two Bedroom Bungalow
- Lounge
- Fitted Kitchen
- Family Bathroom
- Double Glazing

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers in the region of

£320,000



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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.



Property Ref:
ALT124119 - 0007

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