



Shadowbrook Drive, Liverpool L24 9LD

welcome to

Shadowbrook Drive, Liverpool

Ideal investment or home for a First time buyer. Situated within a quiet residential development. Three large bedrooms. Spacious lounge with Juliet balcony. Viewing recommended.



Entrance Hall

Electric heater and storage cupboard housing water tank.

Lounge

Irregular Shaped Room 11' 3" x 20' 4" (3.43m x 6.20m)

Double glazed Juliet balcony with a television connection point and electric heater.

Kitchen

9' 10" x 7' 6" (3.00m x 2.29m)

Fitted kitchen comprising of wall and base units, electric oven and hob, extractor fan and plumbing for a washing machine. Double glazed window.

Bedroom One

8' 3" x 16' 11" from wardrobe (2.51m x 5.16m from wardrobe)

Two double glazed window and a electric heater.

Bedroom Two

11' 7" x 11' 2" (3.53m x 3.40m)

Double glazed window and a electric heater.

Bedroom Three

8' x 7' 6" (2.44m x 2.29m)

Double glazed window and a electric heater.

Bathroom

8' 11" x 9' 10" (2.72m x 3.00m)

Bath with mixer taps, wash hand basin, WC and electric heater. Double glazed window.



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welcome to

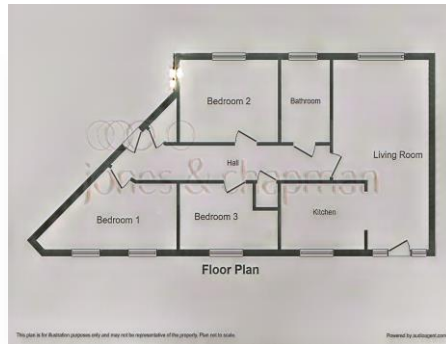
Shadowbrook Drive, Liverpool

- No chain
- Three bedrooms
- Juliet balcony
- Spacious lounge
- Viewing recommended

Tenure: Leasehold EPC Rating: C

offers over

£105,000



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
ALT114631 - 0018

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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