

Proto Close, Liverpool L24 0RB



welcome to

Proto Close, Liverpool

Located on Proto Close, just off Conleach Road, in the postcode area of L24, this well presented new build property is offered for sale. Within easy reach of many local amenities, including, shops,

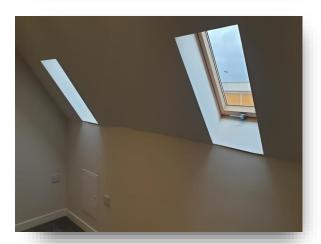












Entrance Hall

Double glazed door to the front.

Cloakroom

Low level W.C, wash hand basin, radiator.

Lounge

14' 6" x 11' 1" (4.42m x 3.38m)

Double glazed window, patio doors, radiator, carpet flooring.

Kitchen

19' 11" x 11' 3" (6.07m x 3.43m)

Fitted kitchen with wall and base units, work surfaces incorporating a one and half bowl stainless steel sink and drainer, electric oven, gas hob with cooker hood over, plumbing for washing machine, central heating boiler, double glazed window to the side.

Bedroom One

14' 7" x 8' (4.45m x 2.44m)

Double glazed window to the side, radiator, carpet flooring.

En Suite

Shower cubicle, wash hand basin, low level W.C, radiator.

Bedroom Two

11' 7" x 16' (3.53m x 4.88m)

Double glazed window to the side, radiator, carpet flooring.

Bedroom Three

9' 1" x 8' 9" (2.77m x 2.67m)

Window to the front and side, radiator, carpet flooring.

Bedroom Four

12' 10" x 8' 4" (3.91m x 2.54m)

Double glazed window to the side, radiator, carpet flooring.

Bathroom

Double glazed window to the side, radiator, bath

with mixer tap, wash hand basin, low level W.C.

Entrance Hall

Double glazed door to the front.





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Proto Close, Liverpool

- Four Bedroom Semi Detached Property
- Lounge
- Fitted Kitchen
- Master Bedroom With Ensuite Shower Room
- Family Bathroom

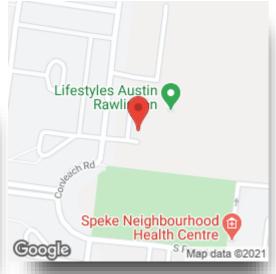
Tenure: Freehold EPC Rating: B

£174,950









Please note the marker reflects the postcode not the actual property

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Property Ref: ALT117597 - 0004 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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