

# **Brodie Avenue, Liverpool L19 7NG**

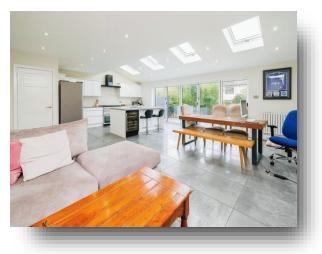


# welcome to

## Brodie Avenue, Liverpool

Standing proudly on Brodie Avenue in the ever popular suburb of West Allerton, L19, is this stunning four bedroom extended semi detached property, presented to the sales market courtesy of appointed agents, Jones and Chapman.













**Study** 9' 9" x 7' 3" ( 2.97m x 2.21m ) **Lounge** 15' 7" x 11' 1" ( 4.75m x 3.38m ) Double glazed window to the front, radiator.

### Kitchen

20' 6" x 24' (6.25m x 7.32m) Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, electric oven, electric hob with cooker hood over, plumbing for washing machine/dishwasher, radiator, spotlights, breakfast island, wine cooler, tiled floor, double glazed window and door to garden.

### **Utlity Room**

10' x 7' 3" (  $3.05m \times 2.21m$  ) Wall and base units, work surfaces incorporating a sink and drainer, plumbing for washing machine.

#### **Bedroom One**

13' 6" x 11' 8" (  $4.11m\ x\ 3.56m$  ) Double glazed window tot he front, radiator, carpet flooring.

### **Shower Room**

Double glazed window to the rear, shower cubicle, wash hand basin, W.C, radiator, tiled floor.

### **Bedroom Two**

12' 4" x 11' 8" (  $3.76m\ x\ 3.56m$  ) Double glazed window to the rear, radiator, carpet flooring.

**Bedroom Three** 10' 10" x 7' 5" ( 3.30m x 2.26m ) Double glazed window to the front, radiator.

**Bedroom Four** 9' 7" x 7' 2" ( 2.92m x 2.18m ) Double glazed window to the front, radiator.

**Bathroom** Double glazed window to the rear, radiator, bath with mixer tap, shower cubicle, wash hand basin,



tiled floor.

#### External

To the rear of the property, there is a raised decked patio which offers an ideal space for outdoor entertaining. Steps down to a neatly manicured lawn is perfect for recreation.



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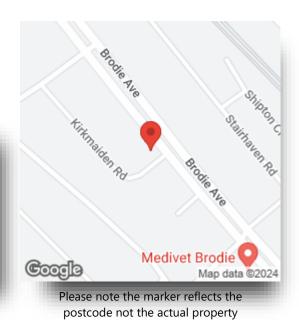
- Stunning Four Bedroom Extended Semi Detached ٠ Property
- Bay Fronted Family Lounge & Office / Play Room
- Impressive Open Plan Lounge, Kitchen & Diner with **Bi-folding Doors**
- Convenient Ground Floor WC & Utility Room •
- Four Piece Family Bathroom & Luxurious Shower • Room

Tenure: Freehold EPC Rating: C

# £475,000







view this property online jonesandchapman.co.uk/Property/ALT121795



Property Ref: ALT121795 - 0009 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.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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