



Swan Crescent, Liverpool L15 8AL

welcome to

Swan Crescent, Liverpool

Jones and Chapman are delighted to present to the sales market this Four bedroom extended semi-detached home on Swan Crescent, Wavertree L15.



Entrance Hall

Double glazed door to the front, radiator, tiled floor.

Cloakroom

WC, wash hand basin, double glazed window to the side, radiator, tiled floor.

Lounge

13' 9" x 12' 2" (4.19m x 3.71m)

Double glazed window to the front, fire place with an electric fire, radiator, solid wood flooring.

Sun Room

12' 5" x 8' 4" (3.78m x 2.54m)

Window to the rear, double glazed patio doors, radiator, solid wood flooring.

Kitchen

21' 6" x 17' 9" (6.55m x 5.41m)

Fitted kitchen with wall and base units, sink and drainer with work surfaces, tiling, electric oven, gas hob with cooker hood, door to sun room.

Utility Room

14' x 5' 4" (4.27m x 1.63m)

Wall and base units with sink and drainer incorporating work surfaces , central heating boiler, door to garden, plumbing for washing machine, tiling.

Bedroom One

13' 3" x 10' 2" (4.04m x 3.10m)

Double glazed windows to the front and rear, radiator, carpet.

Bedroom Two

13' 3" x 9' 7" (4.04m x 2.92m)

Double glazed window to the front, radiator, carpet.

Bedroom Three

9' 5" x 9' 6" (2.87m x 2.90m)

Double glazed window to the rear, radiator.

Bedroom Four

9' 9" x 7' 6" (2.97m x 2.29m)

Double glazed window to the front, radiator, wood effect laminate flooring.

Bathroom

Double glazed window to the rear, radiator, bath with mixer taps, shower, wash hand basin, WC, part tiling.

Front Garden

Driveway.

Rear Garden

Mature lawn, patio area, timber paneled fence.



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welcome to

Swan Crescent, Liverpool

- Four Bedroom Semi Detached Property
- Lounge
- Kitchen Diner
- Sun Room
- Downstairs Wc And Utility Room

Tenure: Freehold EPC Rating: Awaited

£305,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT122275 - 0006

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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