

**Upper Warwick Street, LIVERPOOL L8 5TP** 

jones & chapman

# welcome to

# **Upper Warwick Street, LIVERPOOL**

Beautifully presented two bedroom mid terrace property, that has been thoughtfully re-modelled to offer modern open plan living/ dining space. An ideal purchase for a first time buyer looking for a home in a ready to walk into condition complete with bespoke kitchen and ground floor shower room.

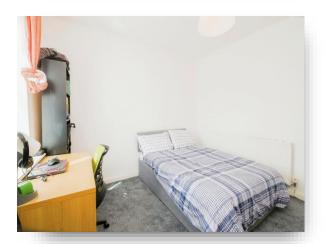












#### **Entrance**

Double glazed door to the front.

### Lounge

27' 9" to max x 13' 2" to max ( 8.46m to max x 4.01m to max )

Double glazed window to the front, radiator, staircase to first floor.

#### Kitchen

Fitted kitchen with base units, stainless steel sin and drainer incorporating work surfaces, tiling, electric oven, electric hob.

## Landing

Loft access.

#### **Bedroom One**

 $9' 9" \times 13' 1" (2.97m \times 3.99m)$ Double glazed window to the front, radiator.

### **Bedroom Two**

10' 11" to max x 10' 1" to max (  $3.33\mbox{m}$  to max x  $3.07\mbox{m}$  to max )

Double glazes window to the rear, built in wardrobes, radiator, central heating boiler.

### **Ground Floor Shower Room**

Double glazed window to the side. towel rail, shower cubicle, wash hand basin, WC, part tiling.

#### Yard

Yard to rear.





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# **Upper Warwick Street, LIVERPOOL**

- Council Tax Band A
- A beautifully presented mid terrace property
- Re-modelled to offer modern ground floor open plan living/dining/kitchen space
- Bespoke fitted kitchen
- Ground floor luxury shower room

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1931. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£140,000







FireFit Youth and Community Hub St Patrick's Catholic Church Upper Warwick St B517 **Goodle** Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT122526



Property Ref: ALT122526 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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)

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 quidance 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 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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