



Kingfisher House Pighue Lane, Liverpool L13 1DQ

welcome to

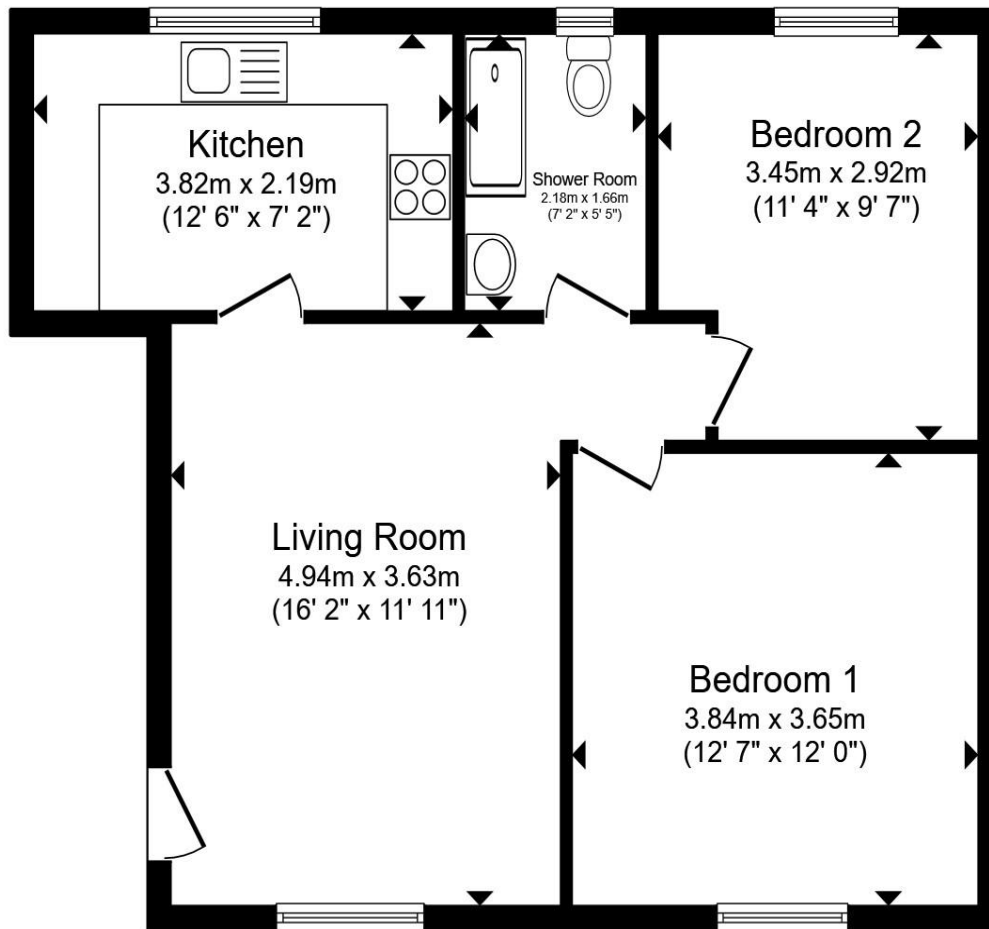
Kingfisher House Pighue Lane, Liverpool

Kingfisher House, Pighue Lane, Liverpool, L13 1DQ offers a well-proportioned leasehold apartment in a purpose-built residential block. Situated on the first floor, this two-bedroom home provides generous living space, making it an ideal choice for first-time buyers, young professionals, couples, small families, or investors seeking a foothold in the popular Old Swan area of Liverpool.

The property benefits from double glazing throughout, contributing to comfort and reduced energy loss. It features electric heating. The layout typically includes a spacious lounge, a fitted kitchen, two good-sized bedrooms, and a shower room, with practical communal facilities including secure entry systems, intercom access, communal gardens, and parking areas enjoyed by residents.

Located in the heart of Old Swan, a vibrant and convenient suburb, the flat is close to local amenities including shops, supermarkets, cafes, Wavertree retail park, and excellent public transport links for easy access into Liverpool city centre. The area is well-served by bus routes and Wavertree technology park train station and is within reach of parks, schools, and everyday essentials, offering a practical urban lifestyle with strong connectivity.





Total floor area 57.2 m² (616 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Kingfisher House Pighue Lane, Liverpool

- Two Bedroom Apartment
- Lounge
- Fitted Kitchen
- Two Double Bedrooms
- Shower Room

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£114,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT124394



Property Ref:
ALT124394 - 0007

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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