



Prospect Terrace, Allerton,

£144,950

**** MID TERRACE ** FOUR BEDROOMS ** CLOSE TO AMENITIES, SHOPS & SCHOOLS ****

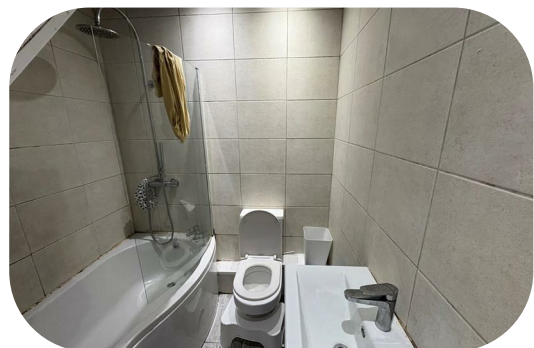
**** ACCOMMODATION OVER FOUR FLOORS ** TWO RECEPTION ROOMS ** REAR YARD ****

Attention FTB's/INVESTORS!! This four bedroom terrace property is ideally located in Allerton and gives easy access to amenities, shops and local schools.

Boasting accommodation over four floors and benefits from gas central heating and double glazing. The accommodation briefly comprises of a entrance porch, sitting room and a basement breakfast kitchen.

To the first floor there are two bedrooms a house bathroom and two further attic bedrooms.

To the outside there is a yard to the rear.



Entrance Porch

Lounge

11'9" x 13'9" (3.58m" x 4.19m")
Radiator.

Sitting Room

13'6" x 13'0" (4.11m" x 3.96m")
Radiator and upvc door leading to rear.

Basement Kitchen

10'6" x 13'0" (3.20m" x 3.96m")
Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob & extractor, radiator, plumbing to auto washer and breakfast bar.

First Floor Landing

Bedroom One

15'2" x 11'9" (4.62m" x 3.58m")
Radiator.

Bedroom Two

13'3" x 7'3" (4.04m" x 2.21m")
Radiator.

Bathroom

Three piece suite comprising panel bath, vanity sink unit, low flush wc and radiator.

Attic Bedroom Three

11'5"x 11'9" (3.48m"x 3.58m")
Radiator.

Attic Bedroom Four

12'0" x 8'2" (3.66m" x 2.49m")
Radiator.

Exterior

Enclosed yard to rear.

Council Tax Band

B

Tenure

FREEHOLD.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

