

24 LIVERMORE GREEN, WERRINGTON, PETERBOROUGH, PE4 5DG



£300,000

- NO ONWARD CHAIN
- 3 BEDROOMS
- CUL DE SAC LOCATION
- WERRINGTON
- GARAGE
- DETACHED HOME
- WELL PRESENTED THROUGHOUT
- DRIVEWAY
- CLOAKROOM
- COUNCIL TAX BAND - C // EPC RATING - D



PROPERTY HIGHLIGHTS

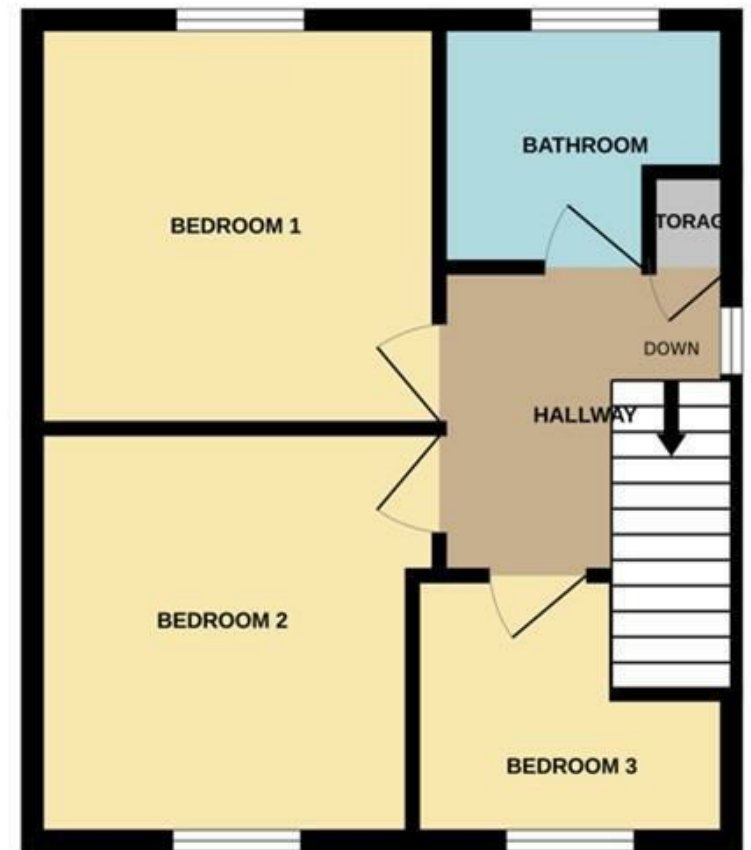
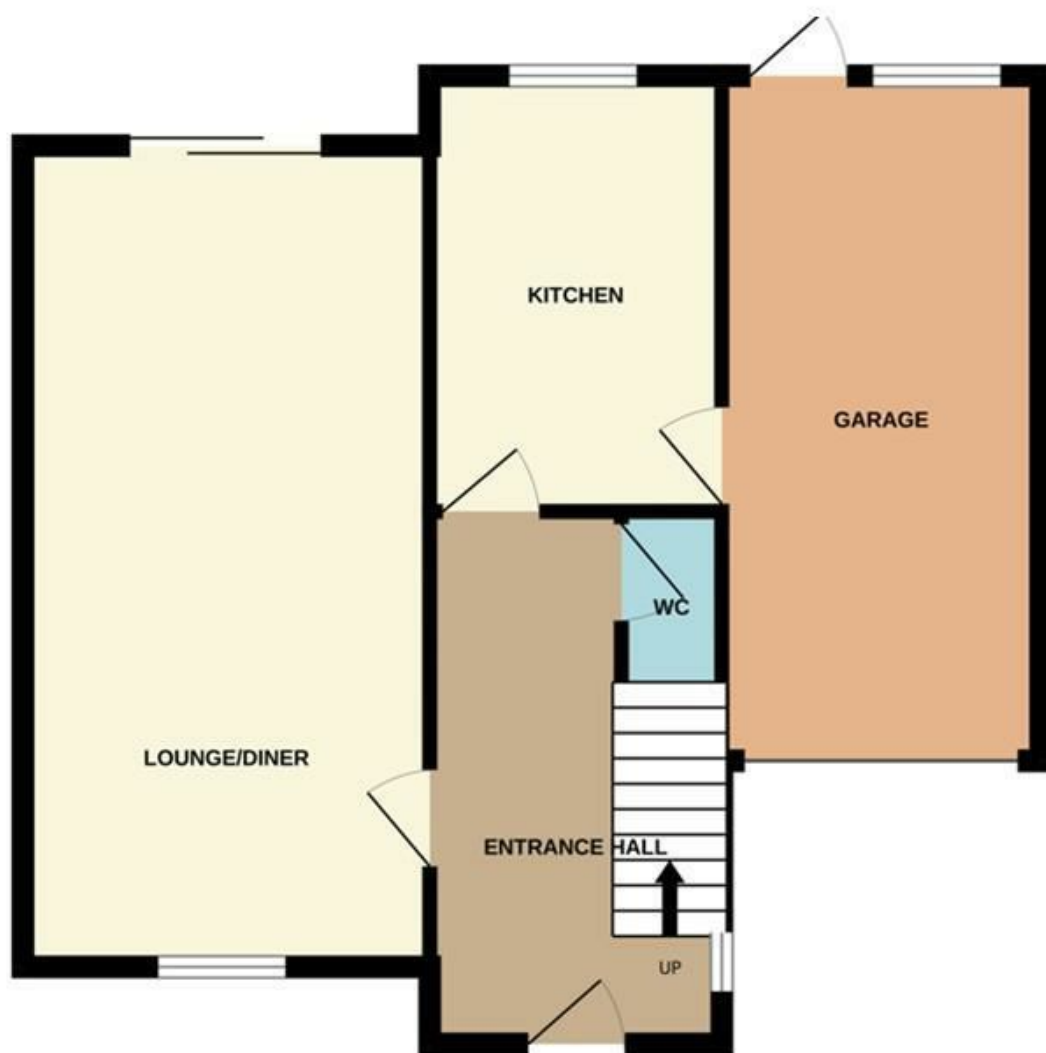
Welcome to this charming three-bedroom detached house, perfectly positioned to offer comfortable family living in a desirable location. Situated in a sought-after neighbourhood, this property enjoys the advantages of a peaceful residential setting while being conveniently close to a variety of local amenities. Residents will appreciate access to quality schools, shopping facilities, and green open spaces, making it an attractive location for families and professionals alike.

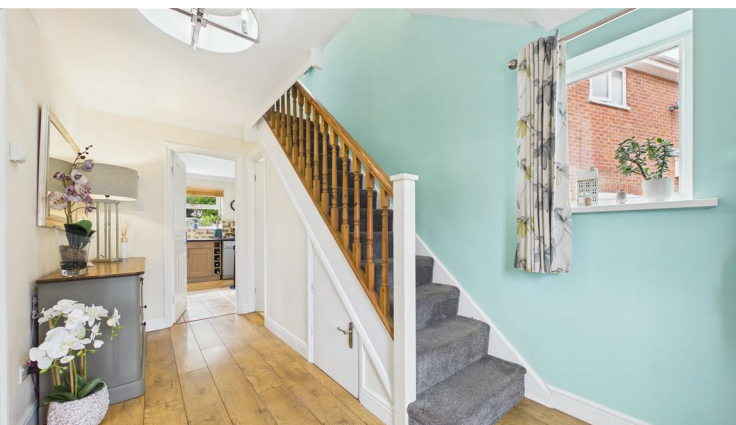
Upon entering the property, you are greeted by a welcoming hallway that leads to the kitchen/breakfast area and lounge/diner with sliding doors out onto the garden. You will also find the cloakroom and access to the garage through the kitchen.

Upstairs, comprises three bedrooms, each offering comfortable accommodation and flexibility to suit your needs. Whether utilized as bedrooms, a home office, or hobby rooms, these spaces can easily adapt to your requirements. Completing the accommodation is a well-maintained bathroom featuring contemporary fittings and a clean, bright design.

 3 Bedrooms  1 Bathroom  1 Reception





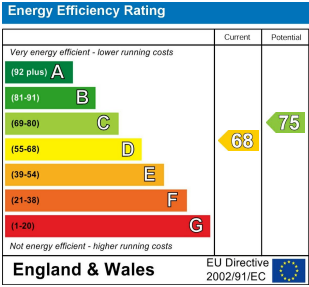


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** C

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30515974

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01733 574969

The Avenue Maskew Avenue, Peterborough, Cambridgeshire, PE1 2AS

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

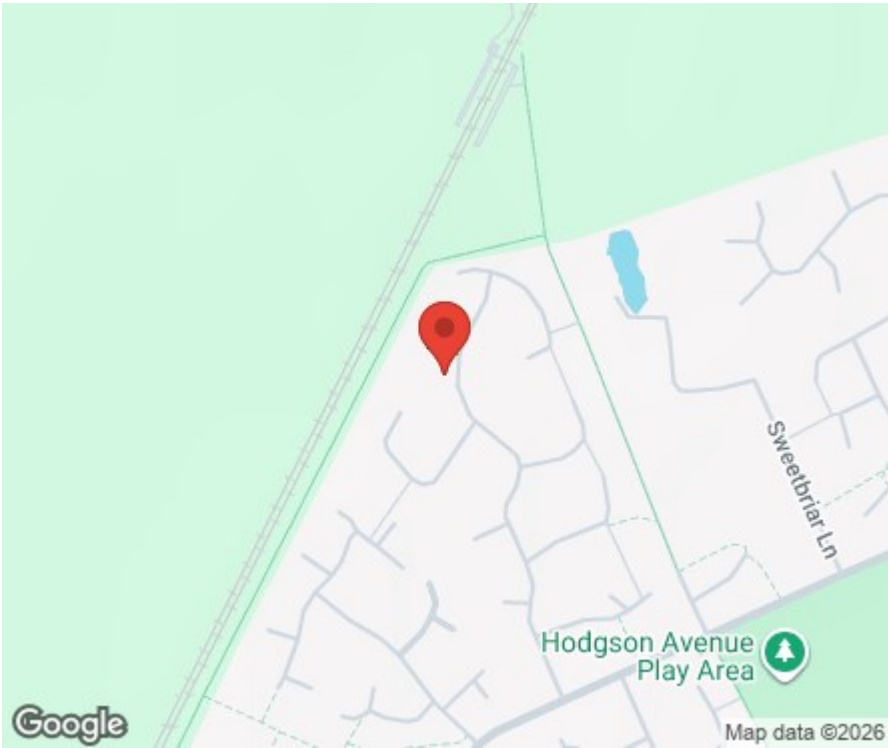
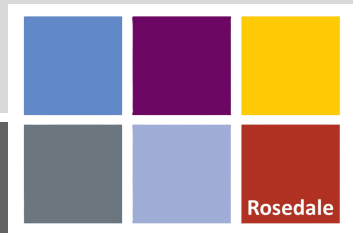
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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