



Eastdale Road, Liverpool L15 4HW

welcome to

Eastdale Road, Liverpool

Excellent transport links, including Wavertree Technology Park railway station and regular bus routes, provide easy access to Liverpool city centre and beyond. Families will appreciate proximity to well-regarded schools, while green spaces like Wavertree Park and Sefton Park are a close by.



Lounge

25' 4" to max x 10' 9" to bay (7.72m to max x 3.28m to bay)

Kitchen

15' 4" x 6' 7" (4.67m x 2.01m)

Bedroom One

13' 3" to bay x 9' 8" (4.04m to bay x 2.95m)

Bedroom Two

11' 9" to fitted wardrobes x 8' 7" to max (3.58m to fitted wardrobes x 2.62m to max)

Bedroom Three

5' 6" x 8' 7" (1.68m x 2.62m)

Bathroom**Agents Note**

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."



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welcome to

Eastdale Road, Liverpool

- Three Bedroom Terraced Property
- Bay Fronted Lounge
- Dining Room
- Fitted Kitchen
- Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

ALT123527 - 0005

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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