



Childwall Road, Liverpool L15 6US

 **jones & chapman**

welcome to

Childwall Road, Liverpool

**** LOCATION, LOCATION, LOCATION ****

Are you looking for a spacious family home you can put your own stamp on in a fantastic area?



Entrance Hallway

Single glazed window to front, radiator, gas and electric cupboard, laminate flooring.

Double glazed window to side, toilet, part tiled, cushion vinyl flooring.

Front Living Room

11' 11" x 14' 1" (3.63m x 4.55m)

Double glazed window to front, gas fireplace, two wall lights, radiator, carpet flooring

External

Off street parking and a garage to the rear of the property as well as a great size rear garden.

Rear Living Room

11' 11" x 16' 1" (3.63m x 4.90m)

Double glazed window to rear, gas fireplace, radiator, carpet flooring

Kitchen/Breakfast Room

8' 10" x 22' 7" (2.69m x 6.88m)

Double glazed window to side and rear, fully fitted kitchen, work surfaces, part tiled, stainless steel sink and drainer, gas oven, gas hob, boiler, radiator, laminate flooring.

Landing

Double glazed window to side, loft access

Bathroom

Double glazed window to side, radiator, bathtub, electric shower, airing cupboard, wash hand basin, laminate flooring.

Bedroom One

10' 3" x 16' (3.12m x 4.88m)

Double glazed window to rear, built in wardrobe, radiator, laminate flooring

Bedroom Two

10' 3" x 15' 2" (3.12m x 4.62m)

Double glazed window to front, fitted wardrobe, radiator, laminate flooring.

Bedroom Three

6' 10" x 9' (2.08m x 2.74m)

Double glazed window to front, radiator, laminate flooring.

Separate W/C



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welcome to

Childwall Road, Liverpool

- A Spacious Three Bedroom Semi Detached Family Home
- Two Reception Rooms
- Large Kitchen/Diner
- Bathroom With Separate W/C
- Great Size Garden

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 6.50

This is a Leasehold property with details as follows; Term of Lease 999 years from 09 Jul 1933. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£310 000



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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.



Property Ref:
ALT123177 - 0013



Please note the marker reflects the postcode not the actual property



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