



Leyfield Road, Liverpool L12 9HA

welcome to

Leyfield Road, Liverpool

A fantastic opportunity for buyers seeking a spacious family home in a convenient Liverpool location, ready for immediate occupation.



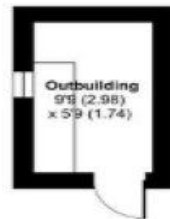
Leyfield Road, Liverpool, L12

Approximate Area = 1268 sq ft / 117.8 sq m

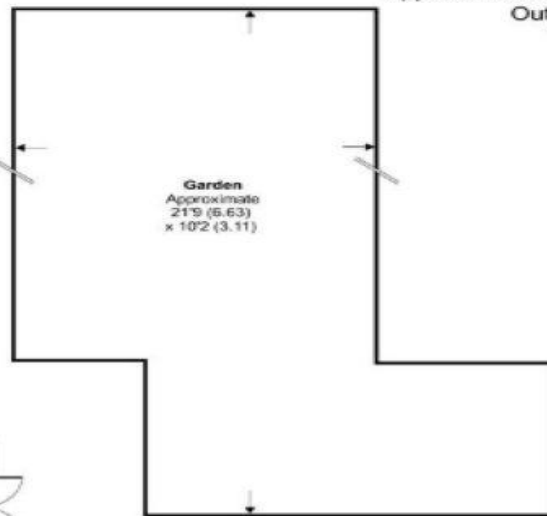
Outbuilding = 56 sq ft / 5.2 sq m

Total = 1324 sq ft / 123 sq m

For identification only - Not to scale



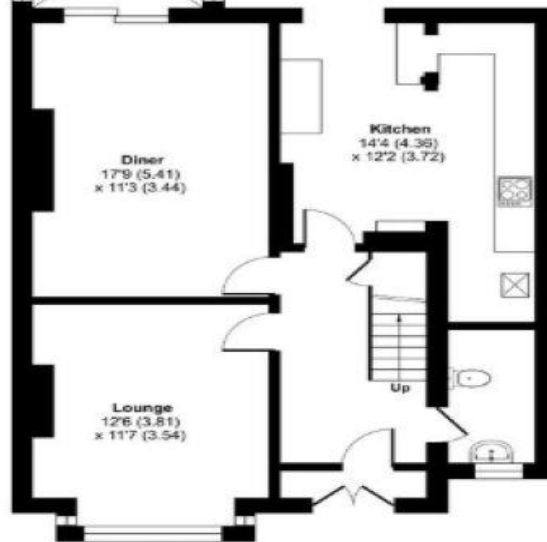
OUTBUILDING



Garden
Approximate
21'9" (6.63)
x 10'2" (3.11)



Conservatory
8'2" (2.48)
x 7'5" (2.27)



GROUND FLOOR

Kitchen
14'4" (4.38)
x 12'2" (3.72)

Diner
17'9" (5.41)
x 11'3" (3.44)

Lounge
12'6" (3.81)
x 11'7" (3.54)

Up



FIRST FLOOR

Bedroom 2
11'5" (3.47)
x 10'11" (3.34)

Bedroom 1
11'6" (3.50)
x 11'6" (3.50)

Bedroom 3
8'10" (2.69)
x 6'11" (2.12)

Down

welcome to

Leyfield Road, Liverpool

- Three-bedroom semi-detached home
- Spacious front lounge
- Rear dining/family reception room with feature log burner fireplace
- Spacious breakfast kitchen
- Conservatory overlooking the rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT124917



Property Ref:
ALT124917 - 0002

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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