



Leopold Road, Kensington Liverpool L7 8SS

welcome to

Leopold Road, Kensington Liverpool

Located in the heart of Kensington, this home benefits from excellent transport links to Liverpool city centre, with regular bus routes and Edge Hill station nearby. The area is known for its lively community, with local shops, cafes, and schools within easy walking distance.



Lounge

Irregular Shaped Room 12' 9" x 10' 4" max (3.89m x 3.15m)

Dining Room

12' 2" x 10' 3" (3.71m x 3.12m)

Kitchen

10' 3" x 9' 2" (3.12m x 2.79m)

Bedroom One

12' 6" into bay x 11' 8" to fitted wardrobe (3.81m into bay x 3.56m to fitted wardrobe)

Bedroom Two

12' 7" x 7' 5" (3.84m x 2.26m)

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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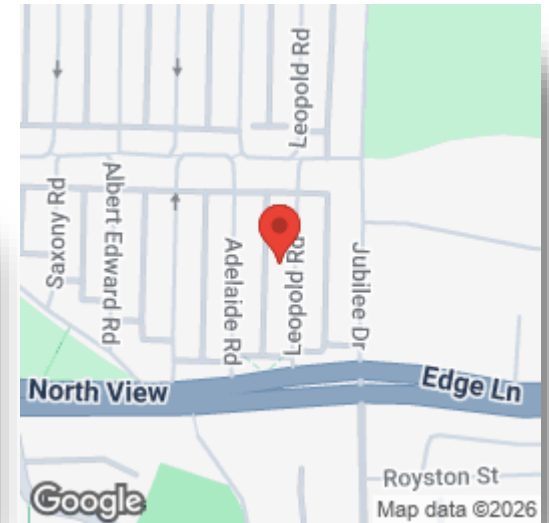
Leopold Road, Kensington Liverpool

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

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers over

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ALT123694 - 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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