

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 22 Mindale Road

Wavertree, Liverpool, L15 4HP

Offers in excess of £100,000



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## Entrance Vestibule

Enter the property through a PVCu door into a useful entrance vestibule. An internal door leads through to the living room.

## Living Room

A spacious reception room with laminate wood effect flooring which flows through to the dining room. There is a PVCu window to the front aspect. An electric fire with wood and marble surround takes pride of place.

## Dining Room

An archway leads through from the living room. There is a PVCu window to the rear aspect.

## Kitchen

An extended modern galley kitchen with wood effect matching wall and base units, laminate work surface, tiled splashbacks and ceramic tiled flooring. Integrated appliances comprise of: an electric oven, an electric hob, an extractor and a stainless steel sink and drainer. PVCc window to rear aspect and PVCu door leads out to the rear yard.

## Bedroom One

A double bedroom with PVCu window to front aspect.

## Bedroom Two

A further bedroom with PVCu window to rear elevation.

## House Bathroom

A fully tiled bathroom with linoleum flooring. Comprising of: WC, hand basin, bath with overhead shower and glass screen. PVCu privacy window to rear elevation.

## Exterior

To the rear of the property is a useful enclosed paved area.

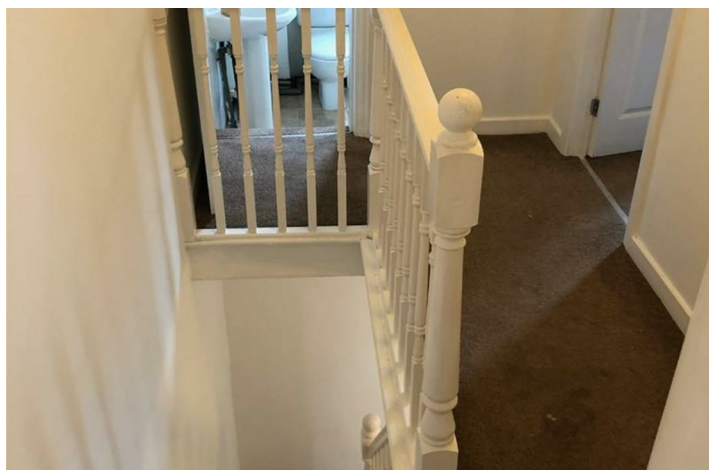
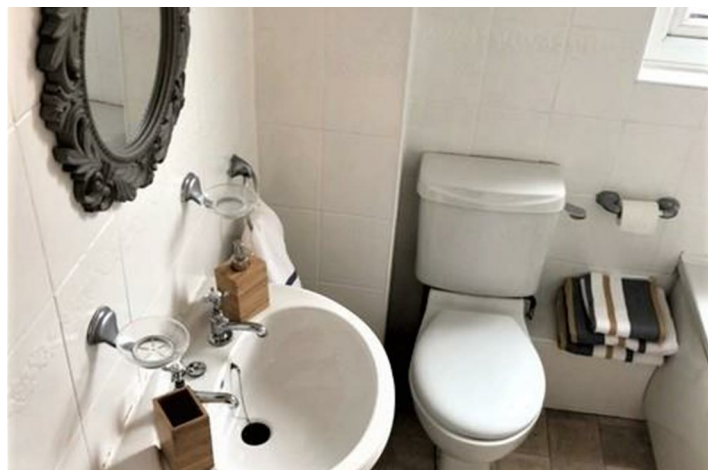
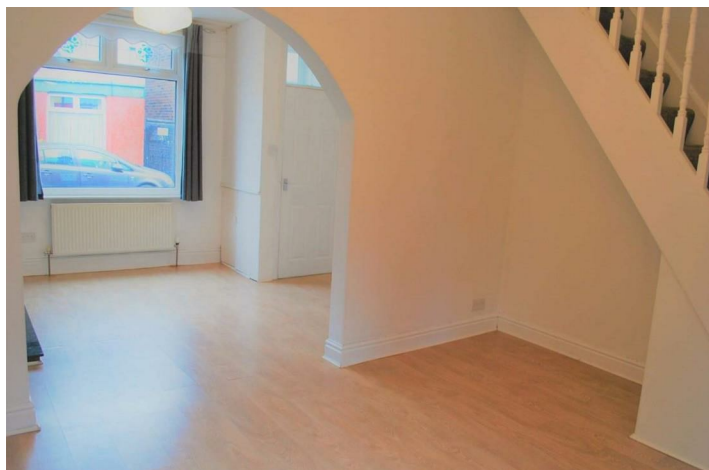
## Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR

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## Road Map



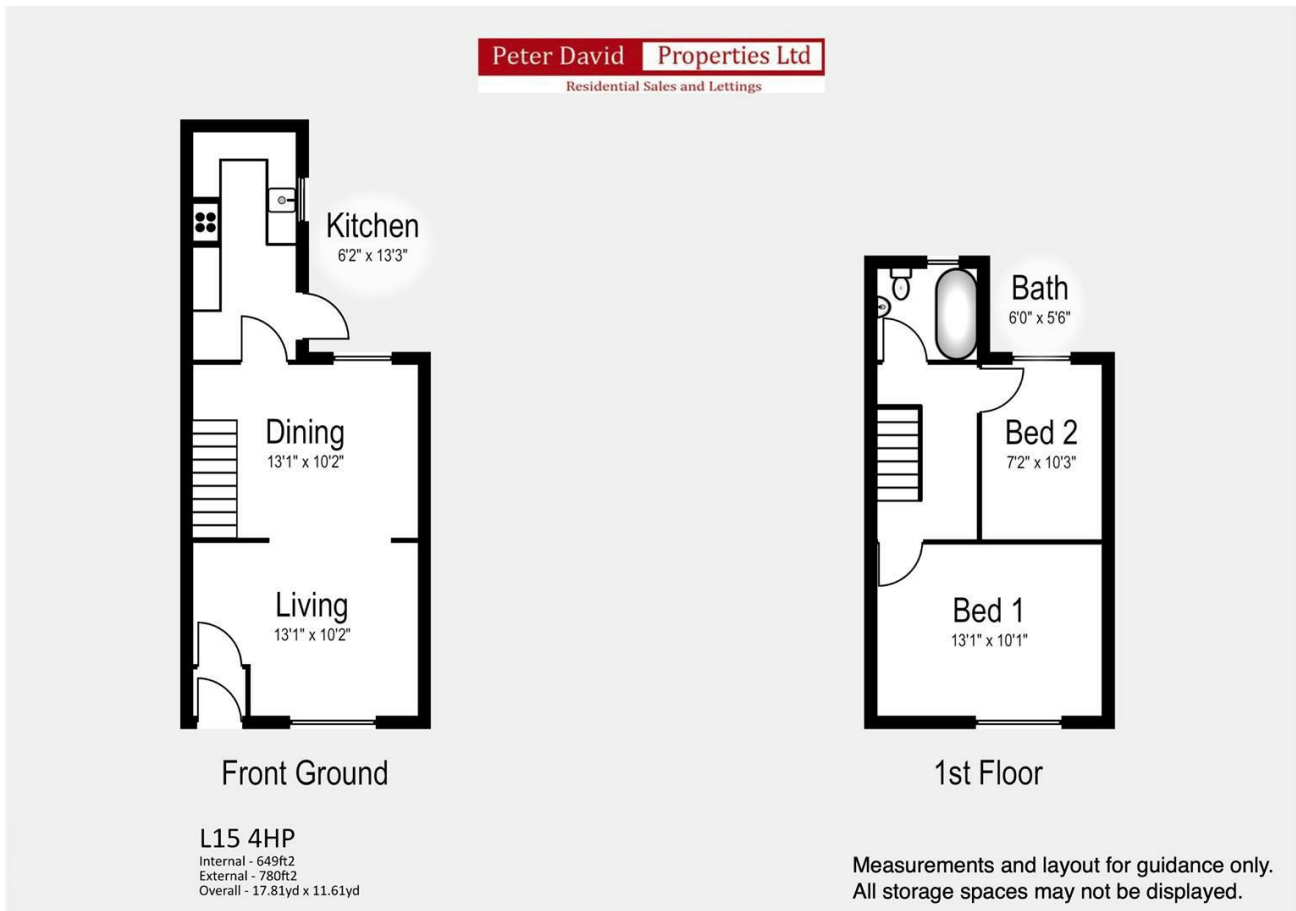
## Hybrid Map



## Terrain Map



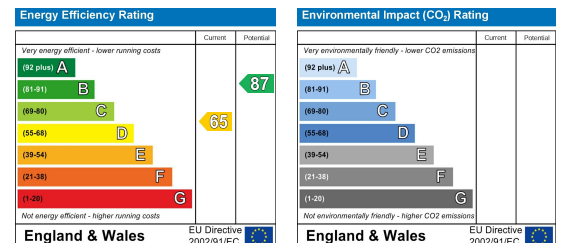
## Floor Plan



## Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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