

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 worksurface, 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.

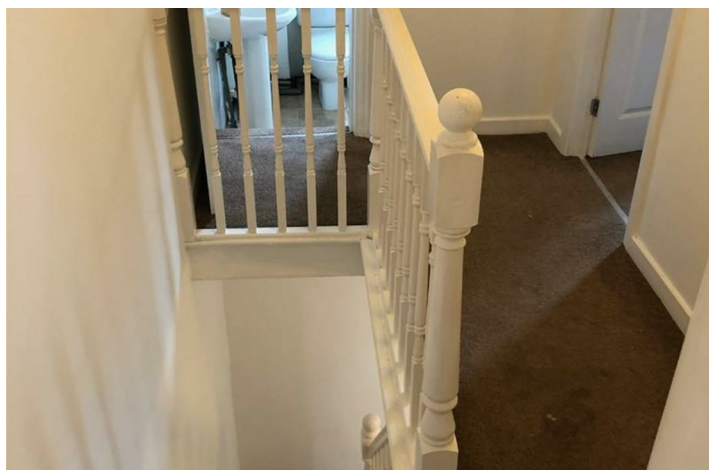
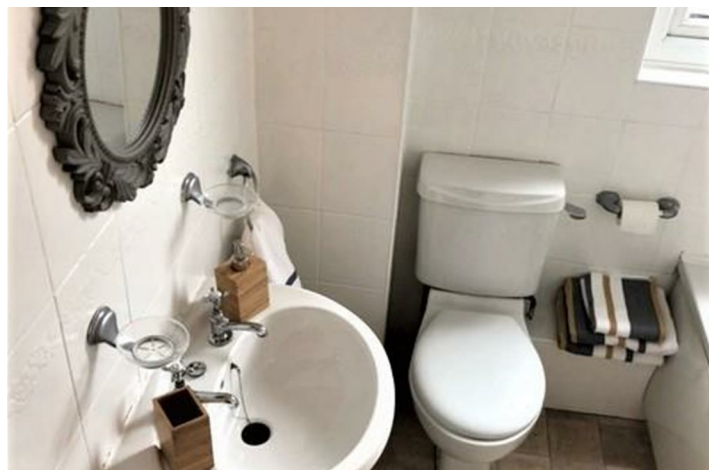
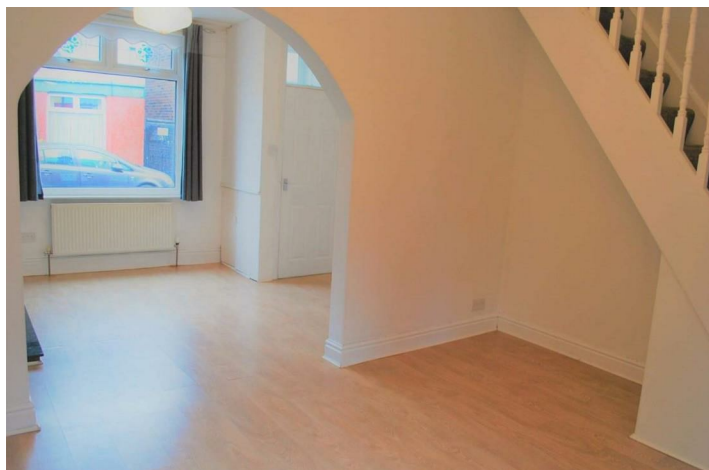
Mortgages

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

FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



Terrain Map



Floor Plan

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Front Ground

1st Floor

L15 4HP
Internal - 649ft²
External - 780ft²
Overall - 17.81yd x 11.61yd

Measurements and layout for guidance only.
All storage spaces may not be displayed.

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk