



**41 Cardigan Way  
Anfield  
Liverpool  
L6 5JY**

**£64,950**

**SEMI DETACHED TWO BEDROOMS**

**LOUNGE KITCHEN**

**BATHROOM/WC DOUBLE GLAZING**

**GAS CENTRAL HEATING FRONT AND REAR GARDENS**

**CAR DRIVE WAY NO CHAIN INVESTMENT PROPERTY**

We are pleased to offer for sale this two bedroomed semi detached house occupying a prominent position on Caridgan Way directly off West Derby Road and Conwy Drive within easy reach of the excellent schools and shopping facilities provided nearby. The

<p><b>Mr Jones</b> 41 Cardigan Way Anfield, L6 5JY Tel: 0151 544 1000</p>	<p><b>Ms Khan</b> 41 Cardigan Way Anfield, L6 5JY Tel: 0151 544 1000</p>	<p><b>Mr Brown</b> 41 Cardigan Way Anfield, L6 5JY Tel: 0151 544 1000</p>	<p><b>Ms White</b> 41 Cardigan Way Anfield, L6 5JY Tel: 0151 544 1000</p>	<p><a href="http://www.suttonkersh.co.uk">www.suttonkersh.co.uk</a></p>
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### **ACCOMMODATION**

All measurements are approximate and for guidance purposes only.

#### **Double glazed entrance door to**

**Lounge (front) 15' 06" x 12' 03" (4.72m x 3.73m)** Two double glazed window, central heating radiator, spiral staircase to first floor.

**Kitchen 6' 11" x 12' 02" (2.11m x 3.71m)** Wall and base units, work surface, circular single bowl stainless steel sink with mixer taps, oven hob and chimney, plumbing for washing machine, central heating radiator, part tiled walls, tiled floor, boiler, double glazed window, double glazed door to rear garden.

#### **First Floor Landing**

**Bedroom One (front) 8' 00" x 12' 03" (2.44m x 3.73m)** Double glazed window, central heating radiator, inset downlights.

**Bedroom Two (rear) 7' 03" x 12' 03" (2.21m x 3.73m)** Double glazed window, central heating radiator, access to loft.

**Bathroom/w.c.** White three piece suite comprising panelled bath with mixer taps and shower over, wash hand basin in vanity unit, low level w.c. tile effect laminate floor, tiled walls, inset downlight, central heating radiator, double glazed window.

**Outside** There is a garden to the front, laid to lawn mature shrubs and bushes, car drive way. Garden shed.

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Viewings strictly by appointment with Sutton Kersh

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**SERVICES:** Please note that where applicable we have not tested the mains services, central heating system or other appliances and intending purchasers should therefore carry out their own checks.

**STRUCTURAL ALTERATIONS:** Where improvement works have been carried out to a property a purchaser should make their own enquiries to verify that planning consent and or building regulations approval were obtained where necessary.

**PURCHASING PROCEDURE:** If you wish to make an offer for this property, then please contact the office dealing with the sale. You would be well advised to do this before contacting your bank, building society or solicitor. Any delay may result in the property being sold elsewhere.

Should your interest in this property be subject to the sale of your own property, then we shall be pleased to arrange a free verbal valuation for you without obligation.

**SURVEYING SERVICES:** Sutton Kersh also offer a full survey service through our professional staff. If you are considering the purchase of a property through another agent (or via private sale) and require a survey, we would be pleased to advise and quote a fixed inclusive fee.

We offer Valuation Reports, Homebuyers Reports and full building Surveys depending upon requirements and are on the approved valuation panels of a majority of High Street Banks and Building Societies. Please ask for Janet Hunt at our Survey Department, Cotton Street LIVERPOOL, L3 7DY or telephone on 0151 207 9966 00001181

