

# Town & Country

Estate & Letting Agents

Farnside Court, Liverpool

£159,950



A fantastic opportunity to purchase a three bedroom first floor apartment in the sought after Farnside Court development in Aigburth, having fabulous views over the River Mersey. The apartment benefits from gas central heating, intercom system, allocated parking and fitted kitchen appliances. The property comprises; entrance hall, lounge, kitchen, bathroom, three bedrooms and one en-suite internally, with communal lawn and allocated parking externally. Viewings are highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

**TEL: 01978 291345**



## Entrance

The property is entered via a UPVC door to front giving access to the entrance hall. Storage cupboard. Radiator. Doors to:



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## Bedroom One

9'6 x 9'3

Fitted wardrobes. Double glazed window to rear. Radiator.



## Lounge

9'9 x 8'6

Double glazed bay window to front with river views. Radiator x2.



## Kitchen

9'1 x 8'7

Fitted with a range of wall, base and drawer units. Single drainer sink unit. Integrated electric oven and hob. Integrated fridge-freezer. Space and plumbing for washing machine. Wall-mounted gas boiler. Double glazed window to rear.



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## En-Suite

Low level W/C. Wash hand basin. Shower cubicle. Tiled flooring. Tiled walls.



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## Bathroom

Low level W/C. Wash hand basin. Panel enclosed bath. Fully tiled walls. Tiled flooring. Opaque window to rear. Radiator.



## Bedroom Two

9'2 x 8'7

Fitted shelving. Double glazed window to rear. Radiator.





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## Bedroom Three

10'9 x 9'10

Fitted wardrobes. Double glazed window to rear. Radiator.

## Outside

Communal gardens. Allocated parking for one vehicle.



## Views



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## Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

## Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

## Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

## Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

## Additional Information (Wrexham)

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give any representation or warranty in respect of the property.

