

## Addenbrooke Drive, Speke, L24



**For Sale - £220,000 Offers in Excess of**

### Key Features

- 3 Bedroom 2 Bathroom Detached House
- EPC Rating: C
- Offered with No Onward Chain, This Gorgeous Three-Bedroom, Two-Bathroom Detached Home with an Additional Wc Is Presented to a High Standard Throughout.
- A Welcoming Entrance Space Leads Through to a Convenient Downstairs Wc, Ideally Positioned for Guests and Everyday Use.
- The Main Living Area Is Bright and Modern, Featuring a Large Window That Fills the Space with Natural Light and Creates a Comfortable, Contemporary Feel.
- The Living Space Flows Seamlessly Into the Dining Area, Which Enjoys Views of the Garden and Benefits from Sliding Doors Providing Direct Access Outside.
- The Kitchen Is Set Within Its Own Separate Space, Offering Practicality and Privacy, and Also Provides Access to the Rear Garden Along with Useful Enclosed Storage.
- Upstairs Offers Two Well-Proportioned Double Bedrooms, Including a Principal Bedroom with Ensuite, Along with a Generously Sized Single Bedroom, All Finished to a Modern Standard.
- The Family Bathroom Is Stylish and Contemporary, Serving the Remaining Bedrooms.
- The Rear Garden Is Impressively Large, Predominantly Laid to Lawn and Surrounded by Greenery, Creating a Spacious and Private Outdoor Setting.
- The Property Further Benefits from Secure Gated Parking, Offering Added Privacy and Peace of Mind.

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 69 square metres / 742 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £41.90 per month
- Ground Rent: £124 per year
- Parking: Gated
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Cooker (Electric)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 29/04/2005 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 28/04/3004 (approx)
- Lease Term Remaining: 977 year(s) (approx)
- Service Charge: £42 per calendar month
- Ground Rent: £124 per annum
- Leasehold Information: No restrictions on keeping pets or sub-letting (both short and long term).

## Description

Brought to the market by Atlas Estate Agents, this gorgeous detached home situated on Addenbrooke Drive in Speke, L24, offers beautifully presented accommodation arranged over two floors and is available for sale with no onward chain. Boasting three bedrooms, two bathrooms and an additional downstairs WC, the property has been maintained to a high standard throughout, making it an ideal home for growing families and buyers seeking stylish, modern living.

Upon entering, you are welcomed by a bright entrance space leading through to a conveniently positioned downstairs WC, perfect for guests and everyday practicality. The main reception room is both spacious and inviting, enhanced by a large window that floods the room with natural light whilst creating a warm and contemporary atmosphere.

Flowing seamlessly from the living area is the dining space, a wonderful setting for entertaining and family meals, complete with sliding doors opening directly onto the rear garden and offering pleasant outdoor views. The kitchen is thoughtfully positioned within its own separate space, providing both privacy and functionality, and benefits from access to the garden along with useful enclosed storage.

To the first floor, the property offers two generous double bedrooms, including a principal bedroom complete with a modern ensuite shower room, alongside a well-sized single bedroom. A stylish and contemporary family bathroom serves the remaining accommodation, all finished with a tasteful modern touch.

Externally, the property truly excels with an impressively large rear garden, predominantly laid to lawn and surrounded by greenery, creating a peaceful and private outdoor retreat ideal for relaxing and entertaining alike. The property further benefits from secure gated parking, offering added privacy and peace of mind.

## Additional Images



Ensuite To Bedroom One



Garden



Entry



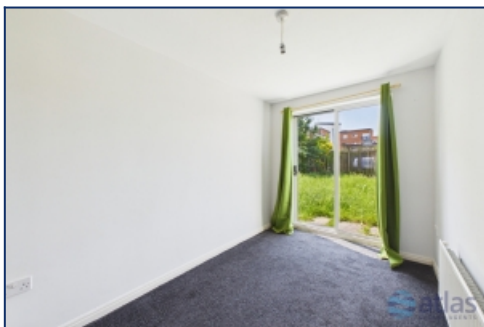
Downstairs Wc



Downstairs Wc



Living Space



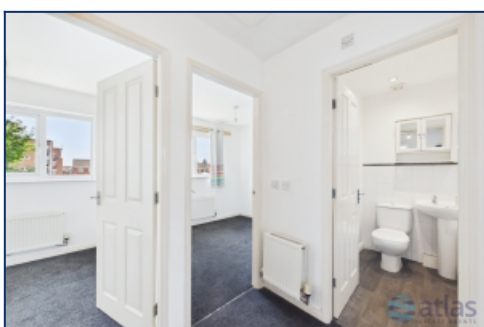
Dining Space



Kitchen



Kitchen



Landing



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bathroom



Rear Elevation Of Property

## Floor Plans



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