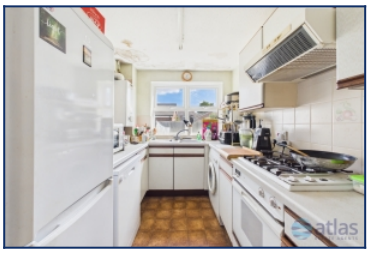
# Herdman Close, Gateacre, L25









# For Sale - £240,000 Offers in Excess of

## Key Features

- 3 Bedroom 2 Bathroom Detached House
- EPC Rating: C
- Offered for Sale with No Onward Chain
- Set Back from the Road with a Private Driveway
- Spacious Entrance Hall with a Convenient Wc
- Bright and Well-Proportioned Living Room
- Separate Fitted Kitchen
- Separate Dining Space Linking the Kitchen and Living Room
- Two Double Bedrooms and a Generous Single Bedroom
- Principal Bedroom with a Private En-Suite
- Family Bathroom
- Large Rear Garage with Additional Attached Garage Space

## Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 89 square metres / 958 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Hob (Gas), Oven (Gas)

## Description

Brought to the market by Atlas Estate Agents, this detached three-bedroom home is situated in the popular area of Herdman Close, Gateacre, L25, and is offered for sale with no onward chain.

Set back from the road and approached via a private driveway, the property offers well-proportioned accommodation arranged over two floors. Upon entering, a spacious entrance hall provides a welcoming first impression, with a convenient downstairs WC.

The bright and inviting living room offers a comfortable space to relax, while a separate dining area provides an ideal setting for entertaining and is conveniently linked to both the kitchen and living accommodation. The kitchen is positioned separately and offers practical space for everyday living.

To the first floor, a spacious landing leads to three well-proportioned bedrooms, including two generous double bedrooms and a good-sized single bedroom. The principal bedroom benefits from a private en-suite, while a family bathroom serves the remaining bedrooms.

Externally, the property benefits from a driveway to the front, while to the rear there is a large garage with additional attached garage space, providing excellent storage or potential for a variety of uses.

With its detached layout, generous accommodation, driveway, garage space and desirable no-onward-chain position, this property offers an excellent opportunity for a range of buyers.

## Additional Images


Kitchen


Garden Area


Garden Area


Reception Room


Front Elevation


Kitchen


Kitchen


Garden Area

## Floor Plans

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