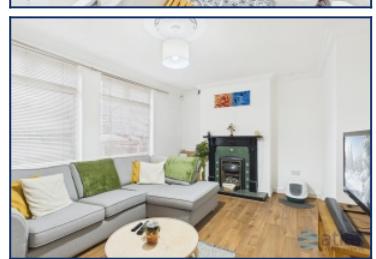
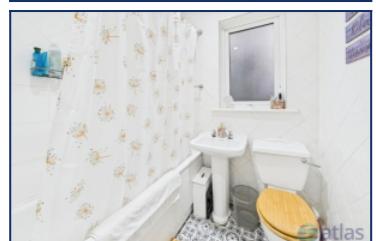


## Burman Road, Allerton, L19



**For Sale - £230,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: F
- Offered with No Onward Chain for a Smooth and Straightforward Purchase
- Private Driveway Providing Off-Street Parking for One Car
- Fully Re-Wired Throughout for Peace of Mind
- Stylish, Newly Fitted Modern Kitchen
- Contemporary Open-Plan Kitchen and Dining Area, Ideal for Entertaining
- New Flooring Throughout the Ground Floor with Fresh Carpets Upstairs
- Cosy Living Room Featuring a Fireplace with an Attractive Surround
- Generous, South-Facing Rear Garden Enjoying Plenty of Natural Sunlight
- Excellent Transport Links, with South Parkway Station Just a 10-Minute Walk Away
- Conveniently Located Within Walking Distance of Garston Park

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 87 square metres / 936 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 1
- Outside Space: Front Garden, Back Garden
- Appliances/White Goods: Electric Oven, Gas Hob, Washing Machine, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 12/10/1982 (approx)
- Service Charge: None
- Ground Rent: Peppercorn

### Description

Brought to the market by Atlas Estate Agents, this charming semi-detached home on Burman Road in the ever-popular Allerton area of L19 offers an inviting blend of contemporary comfort and classic character, all ready for immediate occupation with no onward chain.

Arranged over two well-proportioned floors, the property has been thoughtfully updated, including a full re-wire for complete peace of mind. At the heart of the home lies a stylish, newly fitted modern kitchen, opening seamlessly into a generous dining area - a sociable, light-filled space perfectly suited to entertaining family and friends. New flooring across the ground floor complements the fresh, modern feel, while plush new carpets upstairs add warmth and comfort.

The cosy reception room provides a welcoming retreat, centred around a charming fireplace with an attractive surround - ideal for relaxing evenings in. Upstairs, three well-sized bedrooms are served by a neatly appointed family bathroom, offering flexible accommodation for growing families, professionals

or downsizers alike.

Outside, the home continues to impress. A private driveway to the front provides off-street parking for one vehicle, while the generous south-facing rear garden enjoys an abundance of natural sunlight, creating an ideal space for outdoor dining, gardening or simply unwinding in the warmer months.

Perfectly positioned for convenience, the property benefits from excellent transport links, with South Parkway Station just a ten-minute walk away, and the open green spaces of Garston Park also within easy strolling distance. Offered with no onward chain, this is a wonderful opportunity to secure a beautifully presented home in a sought-after location, promising a smooth and straightforward purchase.

## Additional Images



Kitchen



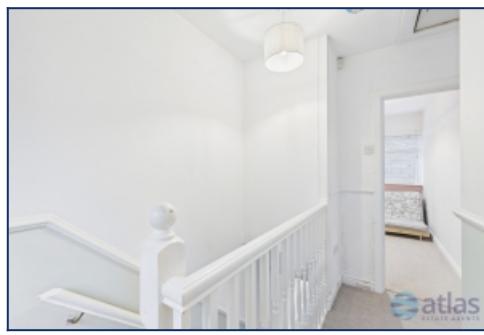
Garden



Hallway



Living Room



Landing



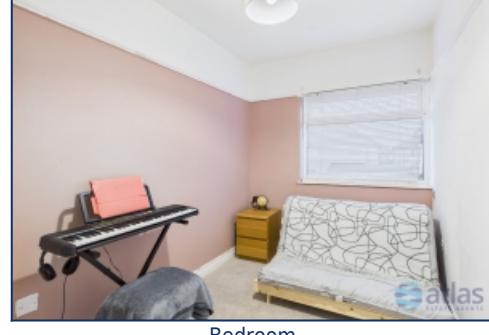
Bedroom



Bedroom



Bedroom



Bedroom



Garden

## Floor Plans



Approximate total area<sup>(1)</sup>

71.8 m<sup>2</sup>  
771 ft<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>  
12 ft<sup>2</sup>

(1) Excluding balconies and services

Reduced headroom

Below 1.5 m<sup>2</sup>  
5 ft<sup>2</sup> or less

Calculations made in the BGS PMS  
standard measurement  
agreement and not to scale. This  
floor plan is created for illustration  
only.

GRIMM 360

Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.