

## Downham Way, Gateacre, L25



**For Sale - £435,000**

### Key Features

- 2 Bedroom 1 Bathroom Detached Bungalow
- EPC Rating: G
- No Onward Chain, Ensuring a Smooth Purchase
- Exceptional Scope for Customisation to Suit Your Style
- Light-filled Lounge
- Versatile Additional Reception Room/dining Space
- Spacious Modern Kitchen
- Two Generously-sized Double Bedrooms
- Separate W.c and Bathroom for Practicality
- Expansive Garden Surrounding the Property on Three Sides
- Private Driveway and Garage for Ample Parking
- Situated in the Prestigious and Highly Coveted L25 Area

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,277 square feet / 119 square metres
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

Nestled within the leafy serenity of Gateacre's prestigious Downham Way, this detached bungalow, presented by Atlas Estate Agents, offers a rare opportunity to create your dream home. Spanning two floors, the property features a spacious and adaptable layout with endless potential.

The heart of the home is a light-filled lounge, perfect for relaxation or entertaining. An additional reception room offers flexibility as a dining area or cosy family space. The kitchen, provides ample space and functionality, ready to be transformed into a culinary haven. Two generously proportioned double bedrooms ensure restful retreats, while a separate bathroom and W.C. add practicality.

The property is surrounded by an expansive garden, wrapping around three sides and providing an idyllic outdoor escape. A private driveway and garage offer convenient parking options, enhancing the appeal.

With no onward chain, this home ensures a smooth purchase process and exceptional scope for personalisation. Situated in the coveted L25 area, this is an exciting opportunity to embrace potential and craft a bespoke living space in a highly desirable location.

Additional Images



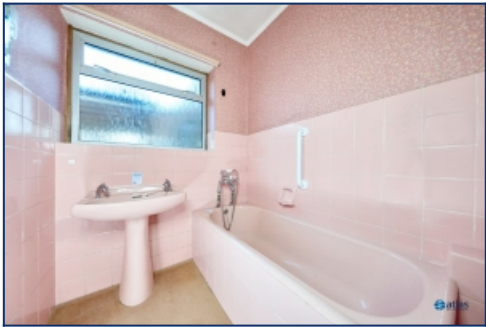
Garden



Hallway



W.c



Bathroom



Bedroom



Bedroom



Kitchen



Kitchen



Kitchen



Reception/Dining Room



Lounge



External



External



Garden

Floor Plans



Approximate total area<sup>n</sup>  
118.67 m<sup>2</sup>  
1277.34 ft<sup>2</sup>

(†) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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