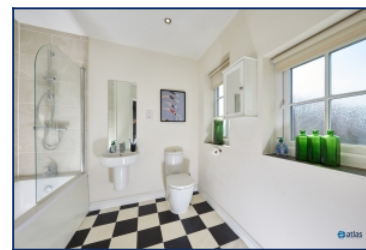
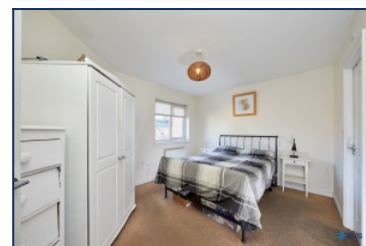


## Immingham Drive, Cressington, L19



**For Sale - £270,000 Offers Over**

### Key Features

- 3 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: C
- Highly Sought-After Location in Cressington, L19
- Bright and Generously Sized Lounge
- Stylish Modern Kitchen with Dining Area
- Convenient Ground Floor W.c.
- Two Double Bedrooms, Including Master with En-Suite
- Versatile Third Bedroom, Ideal as Office or Nursery
- Contemporary Bathroom with Bath and Overhead Shower
- Useful Storage Space on the Landing
- Low-Maintenance Rear Garden
- Double Glazing and Gas Central Heating Throughout

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 87 square metres / 940 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Garage
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob, Fridge/Freezer

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2012 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3010 (approx)
- Lease Term Remaining: 984 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented semi-detached residence on Immingham Drive offers the perfect balance of modern comfort and everyday practicality – all within the highly sought-after suburb of Cressington, L19.

Arranged gracefully over two floors, the property opens with a welcoming hallway leading into a bright and generously sized lounge – an ideal retreat for cosy evenings or relaxed weekends. To the rear, a stylish and contemporary kitchen with adjoining dining area provides a wonderful space for family meals and entertaining guests, complete with sleek finishes and ample natural light. A convenient ground floor W.C. adds to the practicality of this well-considered layout.

Upstairs, you'll find two well-proportioned double bedrooms, including a master suite with its own modern en-suite shower room. The third bedroom offers versatility - perfect as a home office, nursery, or guest room. A chic family bathroom with bath and overhead shower serves the remaining rooms, while the landing also benefits from handy built-in storage.

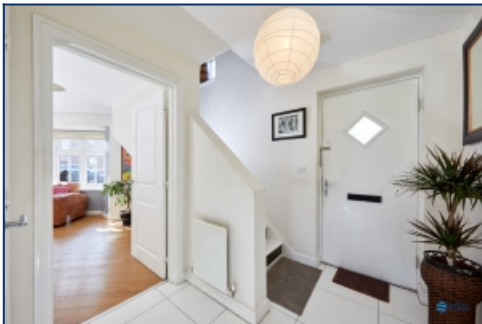
Outside, the low-maintenance rear garden offers a private outdoor space ideal for enjoying warmer days without the upkeep. To the front, a driveway provides off-road parking and leads to a garage, further enhancing the home's appeal. The property is also fitted with double glazing and gas central heating throughout and enjoys an enviable location within easy reach of local amenities, excellent transport links, and desirable schools.

This is a fantastic opportunity to secure a stylish, move-in-ready home in one of South Liverpool's most desirable neighbourhoods. Early viewing is highly recommended.

## Additional Images



Garden



Hallway



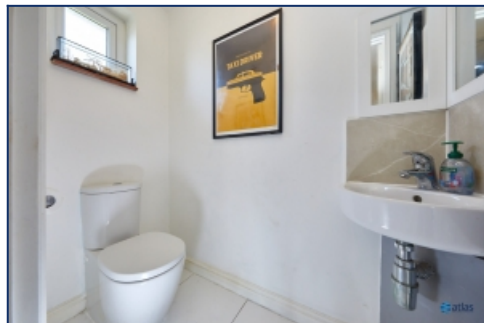
Landing



Landing



Kitchen



W.c



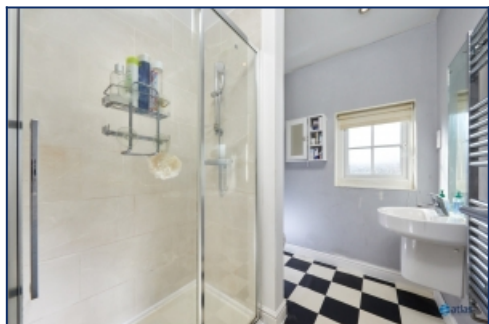
Dining Area



Dining Area



Landing



En-suite



Bedroom



Bedroom





Garden



Front Elevation

Floor Plans



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)

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.