

## Duncombe Road South, Cressington, L19



**For Sale - £260,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Beautifully Refurbished Throughout to a High Standard, Featuring Newly Installed Windows and French Doors, Along with Attractive Bay Windows to the Front of the Property.
- Bright and Modern Fitted Kitchen Complete with Electric Oven and Gas Hob.
- Stylish Panelling in the Hallway, Adding Character and Charm.
- Spacious Open-Plan Kitchen and Dining Area, Ideal for Modern Living and Entertaining.
- Contemporary Family Bathroom with Bath and Overhead Shower.
- Generously Sized Yard, Perfect for Outdoor Relaxation.
- Garage Providing Extra Storage.
- Ideally Located Close to Local Green Spaces, Just a Short Walk To.
- Excellent Transport Links, Offering Convenient Access to Surrounding Areas.

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 89 square metres / 958 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- No. of Parking Spaces: 1
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 16/02/1998 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 15/02/2997 (approx)
- Lease Term Remaining: 970 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn
- Leasehold Information: No service charge.  
Ground rent: a peppercorn.

### Description

Brought to the market by Atlas Estate Agents, this beautifully refurbished terraced home on Duncombe Road South offers a seamless blend of classic character and contemporary living.

Arranged thoughtfully over two floors, the property welcomes you with an immediate sense of style and care. The façade is enhanced by attractive bay windows, allowing natural light to pour into the elegant reception room at the front of the house — a warm and inviting space, perfect for quiet evenings or

lively gatherings alike. Newly installed windows and French doors throughout further elevate the home.

The hallway sets the tone with its stylish wall panelling, adding a touch of charm and refinement. To the rear, the heart of the home unfolds: a spacious open-plan kitchen and dining area designed with modern living in mind. The bright, fitted kitchen features an electric oven and gas hob, sleek cabinetry, and generous worktop space, making it both practical and effortlessly elegant. French doors open out to the yard, creating a natural extension for entertaining in the warmer months.

Upstairs, three well-proportioned bedrooms offer comfortable accommodation for families, guests or those seeking a dedicated home office. The contemporary family bathroom is finished to a high standard, complete with a bath and overhead shower — a calm and stylish retreat at the end of the day.

Outside, the generously sized yard provides a private setting for outdoor relaxation, whether enjoying a morning coffee or hosting summer barbecues.

Ideally situated close to local green spaces and benefiting from excellent transport links, the property offers convenient access to surrounding areas while retaining a peaceful residential feel. Beautifully finished and ready to move into, this is a home that effortlessly combines character, quality and modern comfort.

## Additional Images



Bedroom 3



Hallway



Hallway



Kitchen / Diner



Kitchen / Diner



Bathroom



Landing



Bedroom 1



Bedroom 2



Bedroom 3



Back Yard



Backyard

## Floor Plans



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