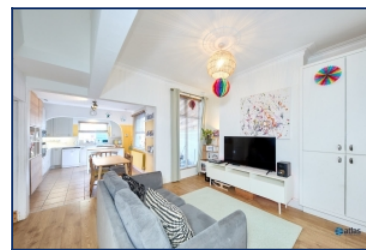
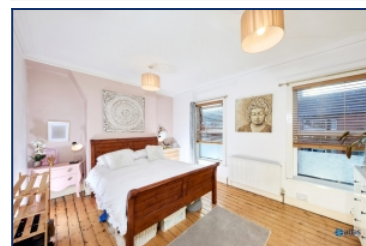
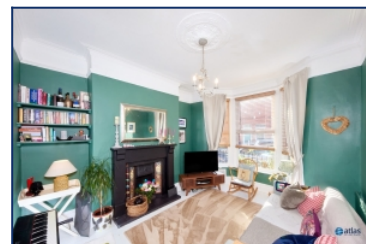


## Ramilies Road, Allerton, L18



**For Sale - £290,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Spacious, Light-filled Lounge with Expansive Bay Window and Stylish Feature Fireplace
- Bright, Open-plan Kitchen and Living Space Ideal for Modern Living
- Contemporary Kitchen with Electric Oven and Gas Hob for Efficient Cooking
- Two Generously Sized Double Bedrooms Plus a Versatile Third Room – Ideal as a Home Office or Nursery
- Modern Bathroom with Full-size Bath and Overhead Shower
- Charming Original Wood Floorboards in Bedrooms
- Airy, High-ceilinged Rooms Throughout
- Low-maintenance Rear Yard
- Double-glazed Windows and Gas Central Heating for Comfort and Efficiency
- Fantastic Local Amenities – Just a Short Stroll to Allerton Road, Iconic Penny Lane, and Highly Rated Schools

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,029 square feet / 96 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Outside Space: Back Yard
- Heating/Energy: Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob

### Description

Presented by Atlas Estate Agents, this exquisite property on Ramilies Road in Allerton, L18, beautifully combines modern elegance with the character of its original features. Perfect for those who value a stylish and unique living space, this home offers a spacious, airy atmosphere with high ceilings and thoughtfully preserved details.

As you enter, the inviting lounge is bathed in natural light from an expansive bay window, showcasing a sophisticated feature fireplace that serves as a striking centerpiece. This is a perfect setting for both relaxed evenings and entertaining guests, exuding warmth and style.

The heart of this home is the bright and airy open-plan kitchen and living space, crafted for modern living. The sleek kitchen features a contemporary electric oven and gas hob, catering to culinary enthusiasts. With ample room for dining and a comfortable seating area, this versatile space is ideal for social gatherings and family time alike.

Upstairs, the property offers three generously sized bedrooms, two of which are spacious doubles with beautiful original wood flooring and high ceilings that emphasize the open, airy feel. The third bedroom is perfect as a cozy office, nursery, or guest room. A stylish family bathroom, complete with a full-size bath and overhead shower, offers both comfort and convenience.

Additional benefits include double-glazed windows and efficient gas central heating, ensuring comfort in all seasons. Outside, a low-maintenance rear yard provides a peaceful outdoor retreat, ideal for relaxing without the need for extensive upkeep.

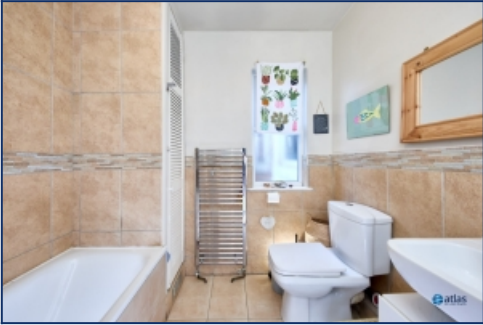
Located near excellent schools and within walking distance to the vibrant amenities of Allerton Road and the charm of Penny Lane, this home offers easy access to local shops, eateries, and convenient transport links.

This exceptional property is a rare find, blending city living with tranquillity. Don't miss the chance to view this unique and stylish home—schedule a visit today!

Additional Images



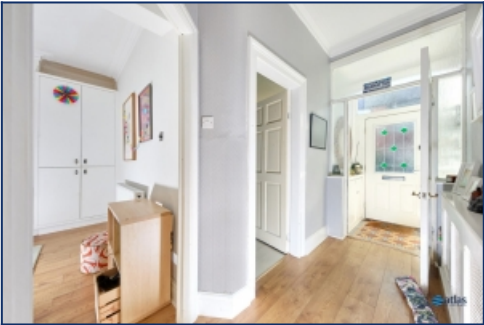
Kitchen



Bathroom



Hallway



Hallway



Reception Room



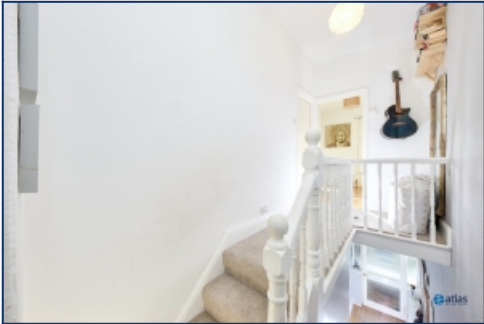
Kitchen



Kitchen



Kitchen



Landing



Bedroom



Bedroom



Bedroom





**Entry**  
1.14 x 1.31 m  
3'8" x 4'3"

**Hallway**  
2.71 x 1.32 m  
8'10" x 4'4"

**Living Room**  
3.50 x 3.59 m  
11'5" x 11'9"

**Living Room**  
3.70 x 4.09 m  
12'1" x 10'4"

**Kitchen / Diner**  
5.10 x 3.34 m  
16'8" x 10'11"

**Bedroom**  
3.36 x 4.93 m  
11'0" x 16'2"

**Bedroom**  
3.73 x 3.28 m  
12'3" x 10'9"

**Bedroom**  
2.11 x 3.32 m  
6'11" x 10'10"

**Bathroom**  
1.20 x 2.15 m  
7'2" x 7'0"

**Ground Floor**

**Landing**  
2.36 x 1.61 m  
7'8" x 5'3"

**Bedroom**  
3.36 x 4.93 m  
11'0" x 16'2"

**Bedroom**  
3.73 x 3.28 m  
12'3" x 10'9"

**Bedroom**  
2.11 x 3.32 m  
6'11" x 10'10"

**Bathroom**  
1.20 x 2.15 m  
7'2" x 7'0"

**First Floor**

**Approximate total area\***

- 95.6 sq ft
- 1029.04 sq ft

**Reduced headroom**

- 1.3 sq ft
- 14.03 sq ft

**171 building balconies and terraces**

**Reduced headroom**

- Below 1.5 m/5 ft

**With every planning** 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 (RICS) Standard.

**GRAPH 360**

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

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.