Alderman Road, Hunts Cross, L24









For Sale - £200,000 Offers in Excess of

Key Features

- 3 Bedroom 2 Bathroom Town House
- EPC Rating: C
- Welcoming, Well-Maintained Front Garden with an Attractive Patio Area
- Bright and Spacious Entrance Hallway with Convenient Downstairs Wc
- Generously Proportioned Front Reception Room
- Separate Modern Kitchen Complete with Integrated Appliances
- Practical Utility Room with Direct Access to the Rear Garden
- First-Floor Reception Room with Juliet Balcony and Additional Bedroom
- Top Floor Offering Two Further Well-Proportioned Double Bedrooms
- Spacious Principal Bedroom Benefiting from an En-Suite Shower Room
- Contemporary Family Bathroom with Modern Fixtures and Fittings
- Generous Rear Garden with Patio, Greenery and Useful Garden Shed

Further Details

- Tenure: Leasehold
- No. of Floors: 3
- Floor Space: 92 square metres / 987 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £20.83 per month
- Ground Rent: £124 per year
- Parking: Allocated
- No. of Parking Spaces: 1
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 28/06/2003 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 27/06/3002 (approx)
- Lease Term Remaining: 975 year(s) (approx)
- Service Charge: £21 per calendar month
- Ground Rent: £124 per annum

Description

Atlas Estate Agents are delighted to bring to the market this beautifully presented three-bedroom townhouse, ideally situated on Alderman Road in the popular residential area of Hunts Cross, L24. Offered for sale with no onward chain, this attractive property boasts spacious and versatile accommodation arranged across three floors, along with the added benefit of a secure parking space to the rear of the property, making it an ideal choice for families, first-time buyers or those seeking a stylish and comfortable home.

Upon arrival, you are welcomed by a beautifully maintained front garden, complete with an attractive patio area that creates a lovely first impression. Stepping inside, a bright and spacious entrance hallway provides a warm welcome, with the added convenience of a downstairs WC.

The ground floor features a generously proportioned front reception room, offering a comfortable and inviting space to relax or entertain guests. A separate kitchen is fitted with a range of modern units and integrated appliances, providing a practical and stylish setting for everyday cooking. Adjoining the kitchen is a useful utility area, offering additional space for household essentials and direct access to the rear garden.

Ascending to the first floor, you will discover a further spacious reception room, enhanced by a charming Juliet balcony that allows natural light to fill the space. This versatile room provides the perfect setting for a relaxing family lounge or entertaining area. Also located on this floor is a well-proportioned bedroom, offering flexibility for use as a guest bedroom, children's room or home office.

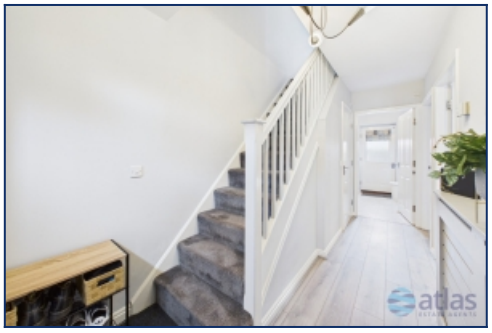
The second floor is home to two further generously sized double bedrooms, including the impressive principal bedroom, which benefits from its own private en-suite shower room. The additional double bedroom offers comfortable accommodation, while a separate family bathroom serves the household, completing the well-planned layout.

Externally, the property continues to impress with a generous rear garden, offering a wonderful combination of patio space and established greenery. Whether enjoying outdoor dining, entertaining friends and family or simply relaxing in the sunshine, this delightful garden provides an ideal setting. A useful garden shed offers additional storage for gardening equipment and outdoor essentials. The property also benefits from a secure parking space situated to the rear, providing added convenience and peace of mind.

Situated in the sought-after area of Hunts Cross, the property enjoys convenient access to a variety of local amenities, including shops, supermarkets, schools and leisure facilities. Excellent transport links are also within easy reach, with Hunts Cross railway station providing connections to Liverpool city centre and surrounding areas. Liverpool John Lennon Airport and major road networks are also conveniently accessible.

Combining generous living accommodation, a versatile three-storey layout, attractive outdoor spaces and secure rear parking, this wonderful townhouse offers an excellent opportunity to secure a family home in a well-connected residential location. With the added advantage of no onward chain, early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.

Additional Images


Hallway


Wc


Reception Room One

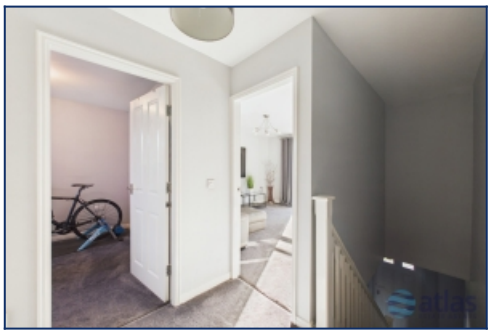

Reception Room One


Kitchen


Kitchen



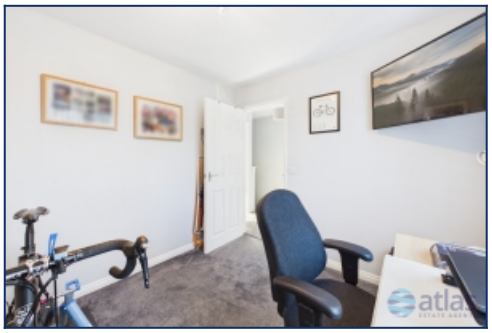
Utility Space


Landing


Reception Room Two


Reception Room Two


Bedroom One


Bedroom One


Landing


Bedroom Two


Bedroom Two

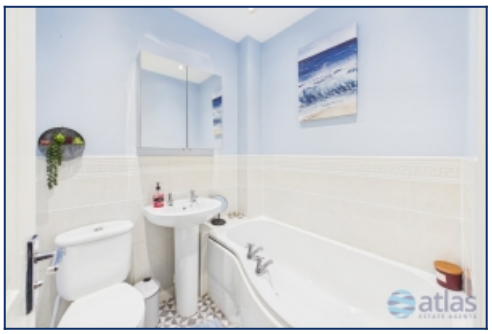

Bedroom Two


Bedroom Two En-suite


Bedroom Two En-suite


Bedroom Three


Bedroom Three


Bathroom


Rear Elevation & Garden


Patio/Garden


Patio

Floor Plans



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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.