

## Belmont Crescent, Huyton, L36



For Sale - £315,000 Offers in Excess of

### Key Features

- 3 Bedroom 2 Bathroom Detached House
- EPC Rating: B
- Impressive Three-Bedroom, Two-Bathroom Detached Home with Additional Wc, Front and Rear Gardens, Side Driveway Parking for Three Cars, a Large Garage for a Further Vehicle, and on Street Parking
- Welcoming Bright and Modern Entrance Hallway with Access to a Convenient Enclosed Downstairs Wc
- Light-Filled and Contemporary Front Reception Room, Featuring a Large Window and Pleasant Views Over the Front of the Property
- Superb Open-Plan Kitchen, Dining and Living Space to the Rear, Beautifully Modern Throughout with Three Skylights, Integrated Appliances, and Patio Doors Offering Views and Direct Access to the Garden
- Useful Separate Enclosed Utility Room, Ideally Positioned Just Off the Kitchen Space
- Spacious and Airy Landing to the First Floor, Leading to a Generous Principal Bedroom with En-Suite, a Second Double Bedroom, and a Well-Proportioned Single Bedroom.
- Stylish Modern Family Bathroom with the Added Benefit of a Separate Shower
- Substantial Rear Garden with Patio Area Leading Onto a Large Lawn, Offering Excellent Outdoor Space, Along with Side Access to the Property and Garage

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 88 square metres / 946 square feet
- Council Tax Band: D
- Local Authority: Knowsley Metropolitan Borough Council
- Parking: On Street, Garage, Driveway
- No. of Parking Spaces: 4
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas), Fridge/Freezer, Washing Machine, Dishwasher

### Description

Brought to the market by Atlas Estate Agents, this impressive three-bedroom detached home is located on Belmont Crescent in Huyton, L36, and is offered for sale with no onward chain. Set back from the road, the property benefits from front and rear gardens, a side driveway providing off-road parking for up to three cars, a large garage for a further vehicle as well as on street parking.

The accommodation is arranged over two floors and begins with a bright and modern entrance hallway, complete with an enclosed downstairs WC. To the front is a light-filled reception room, enjoying a large window and pleasant views over the front of the property. To the rear, the home opens into a superb open-plan kitchen, dining and seating area, beautifully finished with three skylights, modern integrated appliances, and patio doors leading out to the rear garden. Just off this space is a practical and well-positioned enclosed utility room.

Upstairs, a spacious and airy landing leads to a generous principal bedroom with en-suite, a further double bedroom, and a well-proportioned single bedroom. A stylish family bathroom, complete with a separate shower, completes the first floor. Externally, the property boasts a substantial rear garden with patio seating area, lawned space, and side access to the garage, making this a fantastic family home in a sought-after location.

## Additional Images



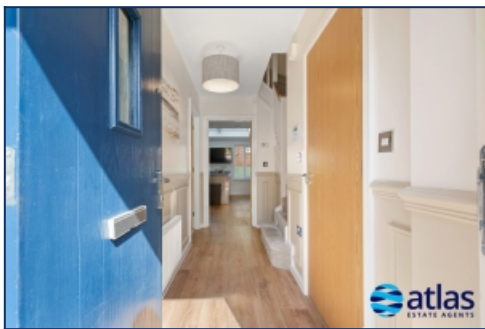
Garden



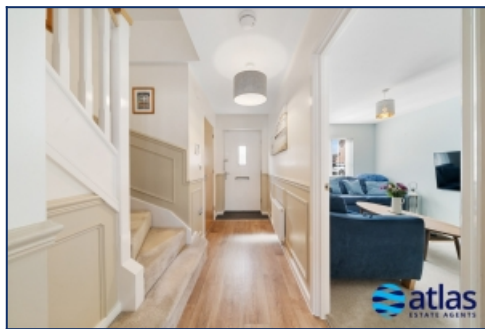
Front Elevation Of Property (Night Shot)



Front Elevation Of Property



Entry



Hallway



Downstairs Wc



Living Space



Living Space



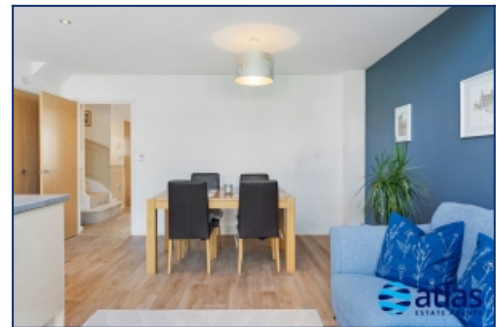
Kitchen/Dining Space



Kitchen/Dining Space



Kitchen/Dining Space



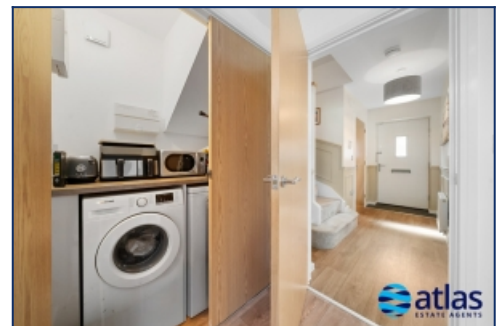
Dining Space



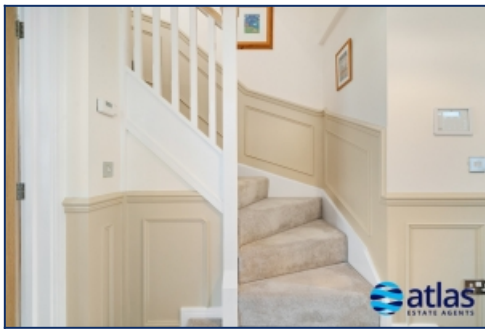
Kitchen



Kitchen



Utility Space



Stairwell



Landing



Landing



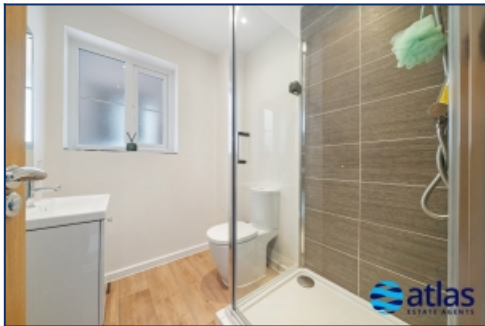
Bedroom One



Bedroom One



Bedroom One/Ensuite



Ensuite To Bedroom One



Ensuite To Bedroom One



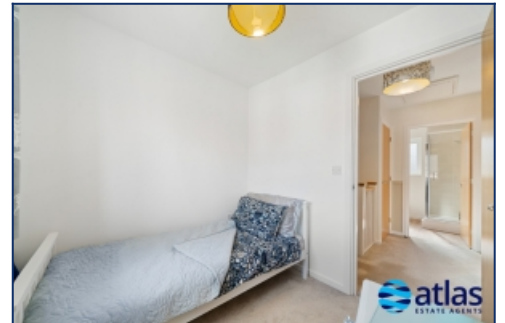
Bedroom Three



Bedroom Three



Bedroom Three



Bedroom Three



Garden

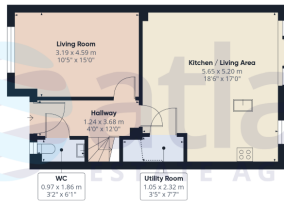


Rear Elevation Of Property

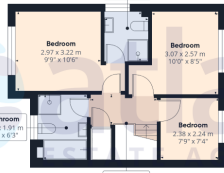


Aerial View

## Floor Plans



Ground Floor



First Floor

Approximate total area<sup>2</sup>  
 67.2 m<sup>2</sup>  
 724 sq ft

Reduced headroom  
 0.7 m<sup>2</sup>  
 8 sq ft

(1) Excluding balconies and terraces

Reduced headroom  
 Below 1.5 m/5 ft

Calculations reference the RICS NPS  
 (1) Standard Measurements are  
 agreement and not to scale. This  
 floor plan is intended for illustration  
 only.

GRAFFESAO

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