Addenbrooke Drive, Speke, L24









For Sale - £200,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- Modern Kitchen Diner with Fitted Units and Integrated Appliances
- Spacious Reception Room with Carpet and French Doors to the Garden
- Convenient Ground Floor Wc
- Two Double Bedrooms and One Single Bedroom
- Stylish Bathroom with Rainfall Shower and Floating Vanity
- Spacious Garden with Decking Area and Pergola
- Driveway Providing Off-Road Parking
- Chain Free Sale

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 69 square metres / 738 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £8.39 per month
- Ground Rent: £162 per year
- Parking: Driveway
- Outside Space: Patio/Decking, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas), Washing Machine

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: £8 per calendar month
- Ground Rent: £162 per annum
- Leasehold Information: Ground rent is subject to potential increases during the lease term, historically, the ground rent has remained relatively stable over the past 13 years.

  Ground Rent Management Company is called "Homeground".

  Service charge is £100.64 per annum, usually invoiced in two instalments of £50.32, covering April–September and

October–March.

No restrictions on keeping pets.

Sub-letting, no known restrictions on sub-letting, for either short- or long-term lets.

Description

Brought to the market by Atlas Estate Agents, this well-presented semi-detached home on Addenbrooke Drive, Speke, offers comfortable and versatile accommodation arranged over two floors, with the added benefit of no onward chain.

The ground floor features a spacious reception room with carpeted flooring and French doors opening directly onto the garden, creating a welcoming space for relaxing and entertaining. The modern kitchen diner is fitted with a range of units and integrated appliances, while a convenient ground floor WC adds further practicality.

To the first floor are two well-proportioned double bedrooms alongside a versatile single bedroom, complemented by a stylish bathroom featuring a rainfall shower and contemporary floating vanity.

Outside, the property benefits from a spacious garden with a dedicated decking area and pergola, providing an ideal setting for outdoor dining and summer gatherings. A driveway to the front provides valuable off-road parking.

With its modern interiors, generous outdoor space and convenient layout, this attractive home presents an excellent opportunity for those looking to settle in Speke.

Additional Images


Garden


Hallway


Kitchen/Diner


Kitchen/Diner


Reception Room


Reception Room


Ground Floor Wc


Landing


Bedroom One



Bedroom One



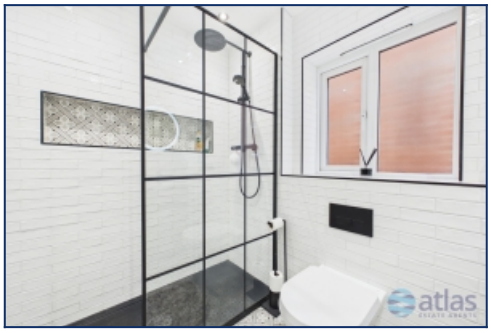
Bedroom Two



Bedroom Two



Bedroom Three



Shower Room



Garden



Garden



Aerial View Of Plot

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.