Marrow Drive, Fairfield, L7









For Sale - £350,000 Offers in Excess of

Key Features

- 4 Bedroom 3 Bathroom Detached House
- EPC Rating: B
- Set Back from the Road with a Large Driveway and Front Garden
- Welcoming Entrance Leading Into a Spacious Hallway
- Modern Living Room Featuring a Stylish Media Wall
- Spacious Open-Plan Kitchen and Dining Area
- Convenient Ground-Floor Wc
- Bright and Modern Accommodation Throughout the First Floor
- Master Bedroom Benefiting from a Modern En-Suite Shower Room
- Two Further Double Bedrooms and a Contemporary Family Bathroom
- Fourth Bedroom on the Top Floor with a Modern En-Suite Shower Room
- Generous Rear Garden with Patio, Lawn, Decking and Separate Garage

Further Details

- Tenure: Leasehold
- No. of Floors: 3
- Floor Space: 131 square metres / 1,411 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Ground Rent: £120 per year
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas), Fridge/Freezer

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/08/2015 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/07/3014 (approx)
- Lease Term Remaining: 987 year(s) (approx)
- Service Charge: None
- Ground Rent: £120 per annum
- Leasehold Information: NO SERVICE CHARGE

Description

Atlas Estate Agents are delighted to bring to the market this impressive four-bedroom detached family home, ideally situated on Marrow Drive in the popular residential area of Fairfield, L7. Beautifully presented throughout, this spacious property offers a wonderful combination of contemporary style, comfort and practical family living, with accommodation thoughtfully arranged over three floors.

Set back from the road, the property enjoys an attractive approach with a generous driveway providing ample off-road parking, complemented by a well-

maintained front garden. Upon entering, a welcoming entrance leads into a bright and spacious hallway, setting the tone for the modern interiors found throughout.

The ground floor boasts a stylish and generously proportioned reception room, featuring a contemporary media wall that creates an attractive focal point. At the heart of the home lies a fantastic open-plan kitchen and dining area, offering an inviting space for everyday family life and entertaining guests. A convenient ground-floor WC completes this level.

Ascending to the first floor, the bright and beautifully presented accommodation continues with three generously sized bedrooms. The impressive master bedroom benefits from its own modern en-suite shower room, while two further double bedrooms offer excellent flexibility for family members or guests. A contemporary family bathroom completes the first-floor accommodation.

The second floor is home to the fourth bedroom, a fantastic private space benefiting from its own modern en-suite shower room. This versatile room would make an ideal guest suite, teenager's retreat or additional principal bedroom, offering privacy away from the main living areas.

Externally, the property continues to impress with a generous rear garden, featuring a wonderful combination of patio, lawn and decking areas. Perfect for outdoor dining, entertaining or simply relaxing, the garden provides an excellent space for the whole family to enjoy. A separate garage offers valuable additional storage or parking space.

Situated in the popular area of Fairfield, the property benefits from convenient access to local shops, schools, supermarkets and transport links. Liverpool City Centre is also within easy reach, offering a fantastic selection of shopping, dining and leisure facilities.

Combining spacious accommodation, stylish interiors and fantastic outdoor space, this beautifully presented detached home is perfectly suited to modern family living.

Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

Additional Images


Bedroom Four


Aerial Rear Elevation & Garden


Front Elevation


Front Elevation


Hallway


Living Room

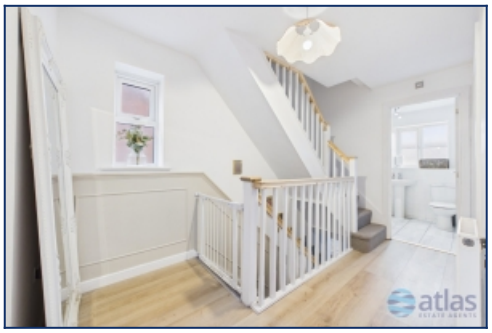

Living Room


Kitchen


Kitchen


Kitchen/Dining Space


Downstairs Wc


Landing


Bedroom One


Bedroom One


En-suite To Bedroom One


En-suite To Bedroom One


Bedroom Two


Bedroom Three


Bathroom


Landing


Bedroom Four


Bedroom Four


En-suite To Bedroom Four


Garage & Garden



Garden



Garden



Aerial View Boundary

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.