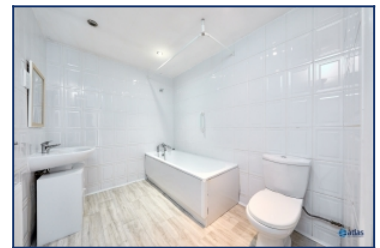


## Devonshire Road, Princes Park, Toxteth, L8



## For Sale - £240,000 Offers in the Region of

### Key Features

- 3 Bedroom 2 Bathroom Mews House
- EPC Rating: Pending
- An Attractive, Well-Presented Home Offering Three Comfortable Bedrooms
- Bright and Airy Throughout
- No Onward Chain, Making for an Easy Purchase
- Spacious Entrance Hallway
- Convenient Downstairs Wc
- Generous Living Space
- Well-Appointed Kitchen with Useful Utility Area Leading Off
- Large, Extended Landing
- Three Well-Proportioned Double Bedrooms
- Principal Bedroom with En-Suite Bathroom

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 123 square metres / 1,324 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £125 per calendar month
- Ground Rent: £250 per annum
- Parking: Off Street, Gated, Communal
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer, Washing Machine

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2009 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3007 (approx)
- Lease Term Remaining: 981 year(s) (approx)
- Service Charge: £125 per calendar month
- Ground Rent: £250 per annum
- Leasehold Information: No restrictions on pets or sub-letting.

### Description

Brought to the market by Atlas Estate Agents, this attractive mews house on Devonshire Road offers a wonderful opportunity to acquire a well-presented home in a popular L8 location. Available for sale with no onward chain, it provides a smooth and straightforward purchase for prospective buyers.

Arranged over two floors, the property is bright and airy throughout, beginning with a spacious entrance hallway that sets the tone for the generous accommodation on offer. The ground floor boasts a welcoming reception room, ideal for both relaxing and entertaining, alongside a well-appointed kitchen complete with a useful utility area leading off. A convenient downstairs WC further enhances the practicality of the layout.

Upstairs, a large and extended landing provides access to three well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite bathroom, while a second bathroom serves the remaining rooms.

Combining comfortable living space with thoughtful design, this charming home is perfectly suited to a range of buyers seeking style, space and convenience.

## Additional Images



Front Elevation Of Building



Hallway



Hallway



Downstairs Wc



Living Room



Kitchen



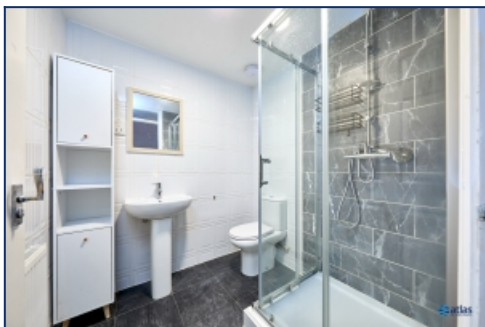
Utility Space



Landing



Bedroom One



En-suite To Bedroom One



Bedroom Two



Bedroom Three



# Floor Plans



Tel: 0151 727 2469  
 Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
 Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk  
 Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.