

Fairacre Road, Cressington, L19



For Sale - £400,000 Offers Over

Key Features

- 3 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: E
- No Onward Chain, Ideal for a Straightforward Purchase
- Extended Semi-Detached Family Home Offering Generous Living Space
- Prime and Highly Sought-After Location in Cressington, L19
- Two Generously Proportioned Reception Rooms
- Contemporary Fitted Kitchen with Modern Appliances
- Convenient Downstairs Shower Room
- Two Spacious Double Bedrooms and a Versatile Third Bedroom
- Stylish and Well-Appointed Family Bathroom
- Beautifully Maintained Rear Garden with a Large Storage Shed
- Private Driveway Providing Off-Road Parking

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,292 square feet / 120 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob, Fridge/Freezer, Washing Machine

Description

A Stylish and Spacious Family Home in the Heart of Cressington

Brought to the market by Atlas Estate Agents, this extended semi-detached family home on Fairacre Road presents a rare opportunity to acquire a generously proportioned property in one of South Liverpool's most desirable residential areas — Cressington, L19.

Offered for sale with no onward chain, this property is ideal for buyers seeking a straightforward, hassle-free purchase. With excellent scope for personalisation, it's a home ready to be tailored to your individual style and needs.

The accommodation is arranged over two floors and welcomes you with a bright entrance hallway leading into two spacious and flexible reception rooms, offering the perfect setting for both family living and entertaining. A thoughtfully extended dining area seamlessly connects the living spaces, providing a dedicated zone for family meals and social gatherings. The modern fitted kitchen is well-appointed with sleek units and contemporary appliances, creating a practical and stylish heart of the home. A convenient downstairs shower room completes the ground floor layout.

Upstairs, the home boasts three well-proportioned bedrooms, including two generous doubles and a versatile third room ideal as a nursery, home office or

dressing room. The stylish family bathroom is tastefully finished with contemporary fittings.

Outside, the property enjoys a beautifully maintained rear garden, ideal for relaxing or entertaining in the warmer months, and includes a large storage shed for added practicality. A private driveway to the front provides off-road parking.

Situated in the ever-popular Cressington area, this home benefits from excellent amenities, green spaces, and strong transport links. The area is particularly appealing to families thanks to its proximity to highly regarded primary and secondary schools, ensuring quality education options close to home.

With its generous layout, superb location and potential to add your own stamp, this is a must-see property. Early viewing is highly recommended.

Additional Images



Garden



Hallway



Lounge



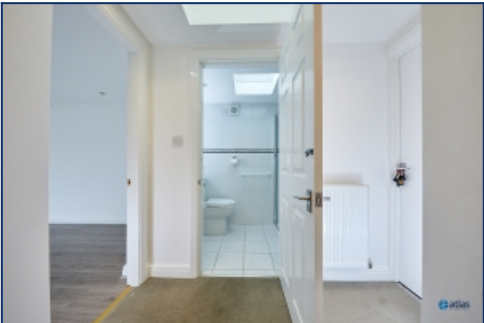
Reception Room



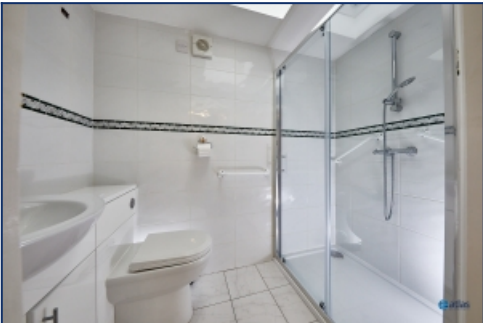
Hallway



Kitchen



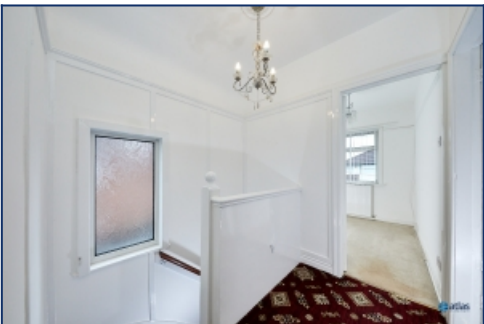
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Dining Area



Landing



Bedroom



Bedroom



Floor 1

Rooms and Dimensions:

- Lounge: 3,350 x 3,070 mm (10'7" x 10'0")
- Reception Room: 3,380 x 3,070 mm (10'7" x 10'0")
- Kitchen: 2,330 x 3,080 mm (7'7" x 10'1")
- Dining Area: 2,300 x 2,400 mm (7'6" x 7'9")
- Bedroom: 3,200 x 3,050 mm (10'5" x 10'0")
- Bedroom: 3,200 x 3,050 mm (10'5" x 10'0")
- Bathroom: 1,620 x 2,270 mm (5'3" x 7'5")
- Hallway: 1,000 x 4,000 mm (3'3" x 13'1")
- Entry: 1,000 x 3,000 mm (3'3" x 9'8")
- Storage: 2,300 x 2,400 mm (7'6" x 7'9")
- Hallway: 1,000 x 2,000 mm (3'3" x 6'6")
- Hallway: 1,000 x 2,000 mm (3'3" x 6'6")

Approximate total area*

120.5 m²

Ground Floor

Floor 1

Rooms and Dimensions:

- Bedroom: 3,200 x 3,050 mm (10'5" x 10'0")
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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.