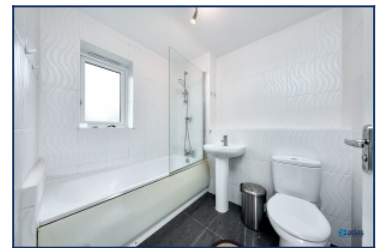


Royston Street, Edge Hill, L7



For Sale - £260,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Link Detached House
- EPC Rating: C
- Offered with No Onward Chain, an Attractive Link-Detached Home with Three Comfortable Bedrooms, a Family Bathroom, and an Additional Wc
- Large, Bright Entrance Hallway with the Added Benefit of a Conveniently Located Wc
- Spacious Reception Room with Dual-Aspect Windows to the Front and Rear, Allowing for an Abundance of Natural Light
- Modern Kitchen with Integrated Appliances and Dining Space, Leading Out Via Patio Doors to the Garden
- Generous Rear Garden with a Lawned Area and Useful Shed Storage
- Bright and Spacious Landing Area
- Two Well-Proportioned Double Bedrooms and a Comfortable Single Bedroom
- Contemporary Bathroom Featuring an Electric Shower and Heated Towel Rail
- The Property Further Benefits from a Large Attached Garage

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 90 square metres / 966 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street, Garage
- No. of Parking Spaces: 2
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Cooker (Electric), Hob (Gas), Fridge/Freezer, Washing Machine

Description

Brought to the market by Atlas Estate Agents, this attractive link-detached home on Royston Street in Edge Hill, L7, is offered for sale with no onward chain, presenting an excellent opportunity for buyers seeking a well-maintained and spacious property arranged over two floors.

Upon entering, you are welcomed by a large and bright entrance hallway, complete with a conveniently located WC. The ground floor offers a generous reception room with dual-aspect windows to the front and rear, flooding the space with natural light and creating a comfortable and versatile living area. The modern kitchen is well-appointed with integrated appliances and ample dining space, with patio doors leading directly out to the rear garden, ideal for both everyday living and entertaining.

The outdoor space is equally appealing, with a generous rear garden featuring a lawned area and a useful shed for storage.

Upstairs, a bright and spacious landing leads to three well-proportioned bedrooms, including two doubles and a comfortable single, all served by a contemporary family bathroom complete with an electric shower and heated towel rail.

Further benefits include a large attached garage, adding valuable storage or parking space, and the advantage of no onward chain, ensuring a smoother purchasing process.

Early viewing is highly recommended to appreciate the space and potential this delightful home has to offer.

Additional Images



Bedroom One



Back Garden



Hallway



Downstairs Wc



Reception Room



Kitchen



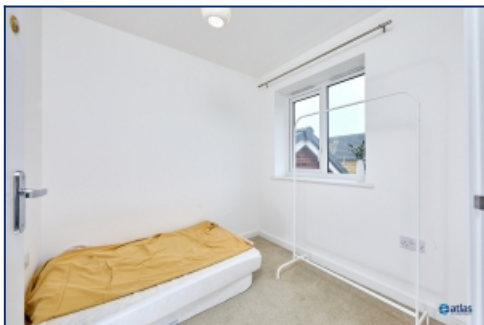
Dining Space



Landing



Bedroom Two

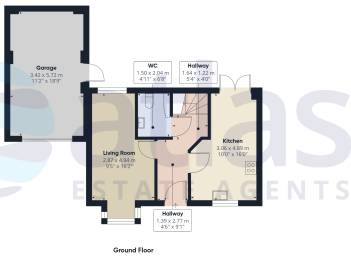


Bedroom Three

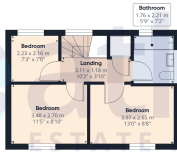


Rear Elevation Of Property

Floor Plans



Ground Floor



First Floor

Approximate total area**
862.7 m²
915.91*

Reduced headroom
0.6 m²
6.41*

(*Excluding balconies and terraces)

Reduced headroom
Below 1.2 m x 5 m

Calculations reference the 2015 NIMS
BS 8540:2015 measurements and
agreement and not to scale. This
floor plan is intended for illustration
only.

05/17/15/20

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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.