

# St Marys Road, Huyton, L36









# For Sale - £185,000 Offers in Excess of

### **Key Features**

- 3 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: D
- Beautiful Family Home in the Desirable L36 Area
- Spacious Open-Plan Living and Dining Room
- Modern Fitted Kitchen
- Two Double Bedrooms
- Versatile Third Bedroom, Ideal as a Study or Nursery
- Contemporary Bathroom with a Bath and Overhead Shower
- Garden with Terrace
- Private Driveway for Off-Road Parking
- Secure Garage for Additional Storage
- Convenient Location, a Short Walk from Huyton Train Station

#### **Further Details**

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 920 square feet / 85 square metres
- Council Tax Band: C
- Local Authority: Knowsley Metropolitan Borough Council
- Parking: Off Street, Garage, Driveway
- Outside Space: Terrace, Patio/Decking, Front Garden, Back Garden

## **Description**

Nestled in the sought-after L36 area, this charming end-of-terrace house on St. Marys Road, Huyton, is proudly brought to the market by Atlas Estate Agents. A perfect blend of style and practicality, this beautiful family home offers accommodation arranged over two floors, ideal for modern living.

Upon entering, you are greeted by a generous open-plan living and dining room, creating a welcoming atmosphere perfect for both relaxation and entertaining. The modern fitted kitchen, thoughtfully designed with contemporary fixtures, ensures cooking is a pleasure.

Upstairs, the property boasts three well-proportioned bedrooms, including two double bedrooms and a versatile third bedroom that would make an ideal study or nursery. The sleek, contemporary bathroom features a bath with an overhead shower, blending comfort and style.

To the rear, a delightful garden with a terrace offers a serene space for outdoor dining and leisure. The property also benefits from a private driveway for off-road parking and a secure garage, providing ample storage.

Conveniently located just a short walk from Huyton train station, this impressive home combines excellent transport links with the tranquillity of a residential setting. Don't miss the chance to make this wonderful house your new home.

# **Additional Images**







Dining Room

Lounge

Lounge







Landing

Bedroom

Bedroom







Bedroom

Garden

Front Elevation

### **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.