

Shadowbrook Drive, Speke, L24



For Sale - £210,000 Offers in the Region of

Key Features

- 3 Bedroom 2 Bathroom Town House
- EPC Rating: C
- Contemporary Kitchen/Diner with Integrated Electric Oven and Gas Hob
- Convenient Downstairs W.C.
- Separate Utility Room with Rear Garden Access
- Sleek First-Floor Lounge with Juliette Balcony
- Three Well-Proportioned Bedrooms with Plenty of Natural Light
- Master Bedroom Featuring an En Suite Shower Room
- Family Bathroom with Bath Tub
- Front Garden and Off-Street Parking to Rear of Property
- Rear Garden with Artificial Lawn and Decking Area

Further Details

- Tenure: Leasehold
- No. of Floors: 3
- Floor Space: 93 square metres / 999 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £125.69 per month
- Ground Rent: £124 per year
- Parking: On Street, Allocated
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 28/09/2006 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 27/09/3005 (approx)
- Lease Term Remaining: 979 year(s) (approx)
- Service Charge: £1,508 per annum
- Ground Rent: £124 per annum
- Leasehold Information: No mechanism for the ground rent to increase during the lease term.

No share of the freehold owned.

No restrictions on keeping pets.

Description

Brought to the market by Atlas Estate Agents, this beautifully presented three-bedroom town house on Shadowbrook Drive, Speke, offers stylish and versatile living arranged over three floors, ideal for modern family life.

The ground floor welcomes you with a bright and spacious kitchen/diner, thoughtfully designed with integrated appliances including an electric oven and gas hob, creating the perfect setting for both everyday living and entertaining. A convenient downstairs W.C. and separate utility room, complete with access to the rear garden, add further practicality to the home. To the rear, the landscaped garden features an artificial lawn and decking area, providing a low-maintenance outdoor space ideal for relaxing or hosting guests.

Ascending to the first floor, the sleek reception room is flooded with natural light and enhanced by a charming Juliette balcony, offering a stylish retreat away from the main living areas. One of the well-proportioned bedrooms is also located on this level, alongside the contemporary family bathroom featuring a bath tub.

The upper floor hosts two further generous bedrooms, both enjoying excellent natural light, including the impressive master bedroom complete with a modern en suite shower room.

Externally, the property benefits from a front garden and off-street parking to the rear, completing this attractive home in a popular residential location within Speke, L24.

Additional Images



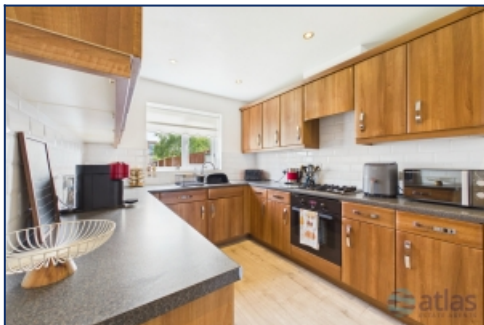
Bedroom 2



Bedroom 1



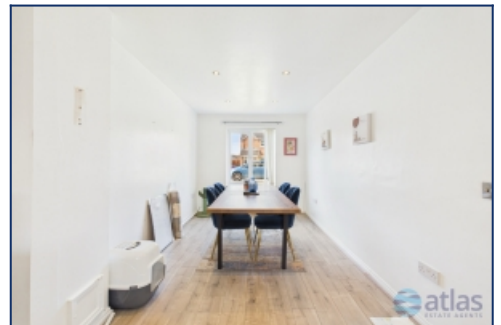
Dining Room / Kitchen



Kitchen



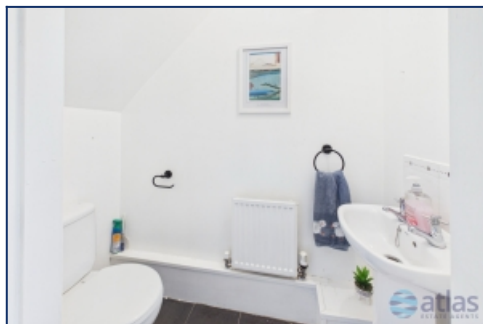
Kitchen/Diner



Dining Room



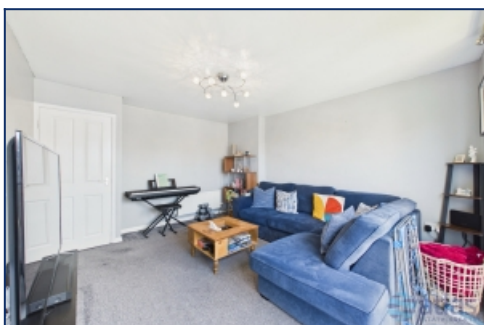
Utility Room



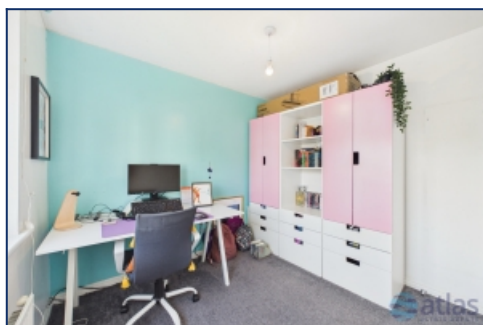
Downstairs W.c.



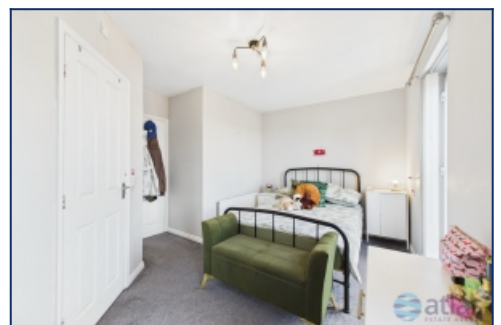
Lounge



Lounge



Bedroom 1



Bedroom 2



Bedroom 2



En Suite Bathroom



Bedroom 3



Bathroom



Garden



Rear Elevation



Rear Elevation



Aerial View

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.