

## Leybourne Close, Gateacre, L25



## For Sale - £280,000 Offers in the Region of

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: Pending
- Sold with No Onward Chain
- Excellent Potential for Modernisation and Personalisation
- Spacious and Functional Kitchen Area
- Attached Garage with Driveway Parking
- Two Generous Double Bedrooms Plus a Versatile Third Bedroom
- Well-Proportioned Family Bathroom
- Expansive and Private Rear Garden
- Close to Childwall Woods
- Situated in the Highly Desirable L25 Postcode

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 904 square feet / 84 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Electric Hob (Ceramic)

### Description

Offered for sale by Atlas Estate Agents, this promising semi-detached home on Leybourne Close in the heart of Gateacre, L25, presents a fantastic opportunity for those looking to create their dream home.

Tucked away on a quiet residential close, just a stone's throw from the leafy surroundings of Childwall Woods, this well-proportioned property is brimming with potential. With accommodation set over two floors, it offers the ideal canvas for modernisation and personalisation to suit your own taste and lifestyle.

Step inside and discover a spacious and functional kitchen area, perfect for family meals or entertaining. The adjoining reception room provides a warm and welcoming space for relaxation and social gatherings. Upstairs, you'll find two generous double bedrooms and a versatile third bedroom — ideal as a nursery, home office, or guest room — all served by a well-appointed family bathroom.

Outside, the property boasts an expansive and private rear garden, offering a wonderful space for outdoor living, gardening, or play. To the front, a driveway provides off-street parking and leads to an attached garage for additional storage or potential conversion.

Located in the highly desirable L25 postcode, this home is ideally placed for excellent local amenities, reputable schools, and scenic green spaces. Offered with no onward chain, it's ready and waiting for its next chapter.



Whether you're a first-time buyer eager to put your stamp on a property, or a growing family in search of your forever home, this charming house on Leybourne Close is not to be missed.

## Additional Images



Lounge



Hallway



Lounge



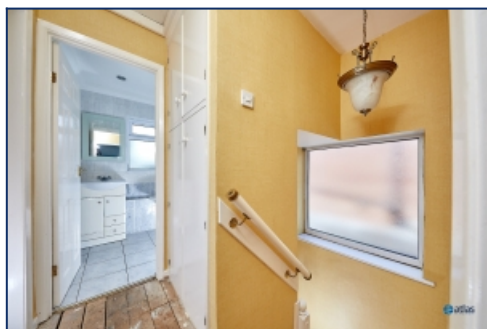
Kitchen



Kitchen



Cloakroom



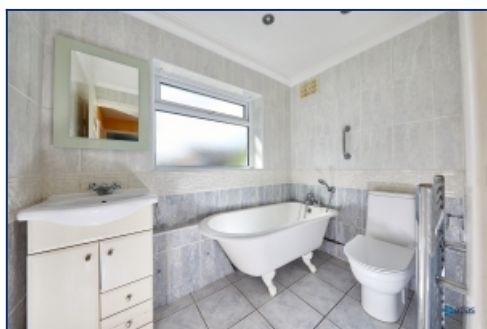
Landing



Bedroom



Bedroom



Bedroom



Garden



Garden

## 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](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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