Avocet Avenue, Cressington, L19

For Sale - £250,000 Offers in the Region of

Key Features

- 3 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: B
- Beautifully Presented Throughout
- Generously Sized Reception Room
- Modern Fitted Kitchen with French Doors Opening Onto the Garden and Space for a Dining Area
- Two Double Bedrooms and One Single, All with Fitted Carpets
- Stylish Modern Bathroom with Bath and Overhead Shower
- Generously Sized Garden
- Boarded Loft Providing Useful Additional Storage
- Convenient Downstairs Wc
- Conveniently Located Close to Transport Links and Garston Park

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 64 square metres / 684 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £15 per calendar month
- Ground Rent: £550 per annum
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Washing Machine

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2016 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 31/12/2165 (approx)
- Lease Term Remaining: 139 year(s) (approx)
- Service Charge: £15 per calendar month
- Ground Rent: £550 per annum
- Leasehold Information: Ground rent is reviewed every 10 years and increased with reference to the RPI. It was just reviewed so won't be increased again now until January 2036. No restrictions on keeping domestic pets. No restrictions on subletting .

Description

Tucked away along the ever-popular Avocet Avenue in the heart of Cressington, L19, this beautifully presented end-of-terrace home is proudly brought to

the market by Atlas Estate Agents. Offering thoughtfully arranged accommodation across two floors, the property blends modern style with practical living spaces, creating a home that is both welcoming and effortlessly functional.

Upon entering, you are greeted by a bright and inviting hallway that leads through to a generously sized reception room, a wonderful space for relaxing evenings or entertaining guests. A second reception room offers additional versatility, ideal as a formal dining room, family room or a comfortable home office, depending on your needs.

To the rear, the modern fitted kitchen forms the heart of the home. Stylish and well-appointed, it provides ample workspace and storage, along with room for a dining area. French doors open gracefully onto the garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living—perfect for summer gatherings or quiet morning coffees.

Upstairs, the property continues to impress with three well-proportioned bedrooms. Two are comfortable doubles, while the third single room offers flexibility as a nursery, dressing room or study. Each bedroom is finished with fitted carpets, enhancing the sense of warmth and comfort throughout. Completing the first floor is a sleek, modern bathroom featuring a bath with overhead shower, designed with both style and practicality in mind.

Further benefits include a convenient downstairs WC and a boarded loft, providing valuable additional storage space.

Externally, the home boasts a generously sized garden—an ideal setting for outdoor dining, family activities or simply enjoying a peaceful moment in the fresh air.

Perfectly positioned close to excellent transport links and the green open spaces of Garston Park, this delightful home offers the ideal balance of suburban tranquillity and everyday convenience. Beautifully maintained and ready to move into, it presents a wonderful opportunity for buyers seeking a stylish and comfortable home in a sought-after South Liverpool location.

Additional Images

Garden

Hallway

Reception Room

Landing

Downstairs W.c

Bedroom 1

Bedroom 2

Bedroom 2

Bedroom 3

Garden

Arial View

Rear Of Property

Floor Plans

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