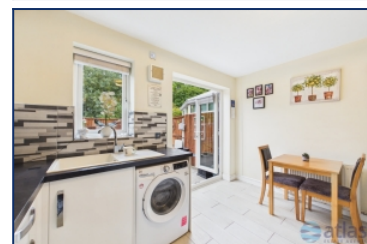
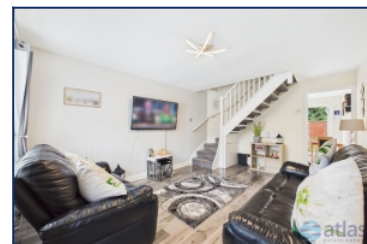


## Tedburn Close, Gateacre, L25



**For Sale - £180,000 Offers in the Region of**

### Key Features

- 2 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- Spacious Side Driveway with Off-Road Parking for Two Cars
- Well-Presented Front Garden
- Modern and Spacious Living Room
- Large Kitchen and Dining Area with Garden Views and Access
- Bright Landing with Two Double Bedrooms and a Modern Bathroom
- Large Private Rear Garden with Patio Seating and Mature Greenery

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 52 square metres / 560 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Ground Rent: Peppercorn
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Cooker (Electric), Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 22/01/1993 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 21/01/2992 (approx)
- Lease Term Remaining: 965 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn
- Leasehold Information: No service charges or ground rent.

### Description

Brought to the market for sale by Atlas Estate Agents, this well-presented two-bedroom semi-detached home is located in the peaceful cul-de-sac of Tedburn Close, Gateacre, L25. Arranged over two floors, the property offers bright, modern accommodation and is ideally suited to first-time buyers, small families or those looking to downsize.

The property enjoys excellent kerb appeal, with a well-maintained front garden and a spacious driveway to the side providing convenient off-road parking

for two vehicles. Inside, a welcoming entrance leads into a modern and comfortable reception room, offering an inviting space to relax and unwind.

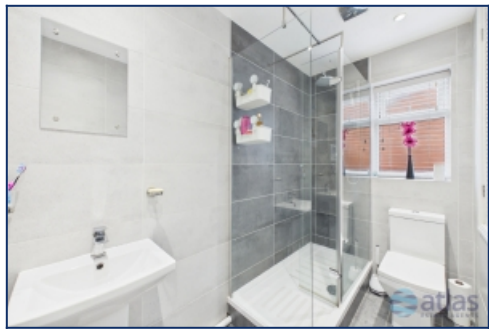
To the rear of the property is a generous kitchen and dining area, thoughtfully designed to provide ample storage and workspace. Overlooking the garden and benefiting from direct access outside, this bright and sociable space is perfect for everyday family life and entertaining alike.

The first floor comprises two well-proportioned double bedrooms, both offering comfortable and versatile accommodation. A bright landing connects the rooms and leads to a contemporary family bathroom, finished to a modern standard.

Externally, the property continues to impress with a large rear garden enjoying a high degree of privacy, thanks to its leafy surroundings and lack of overlooking properties. A patio seating area provides the perfect spot for outdoor dining, relaxing or entertaining, while the generous lawn offers plenty of space to enjoy throughout the seasons.

Combining modern interiors, attractive outdoor space and a convenient location, this delightful home presents an excellent opportunity to acquire a property ready to move straight into.

## Additional Images



Shower Room



Garden Area



Reception Room



Reception Room



Kitchen/Diner Area



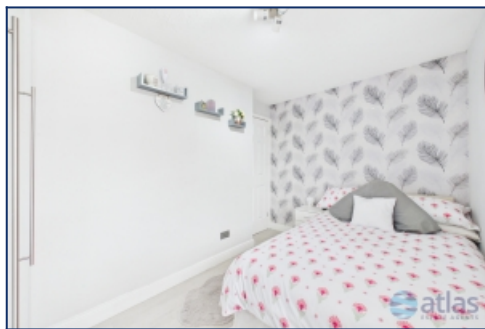
Kitchen



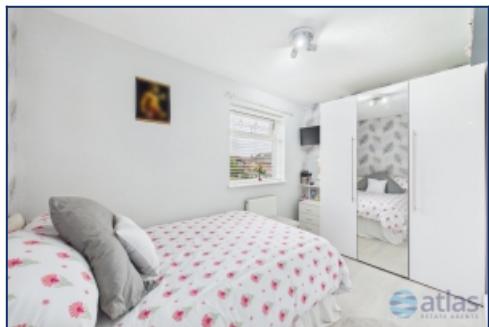
Kitchen



Bedroom One



Bedroom Two



Bedroom Two



Garden Area

## 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.