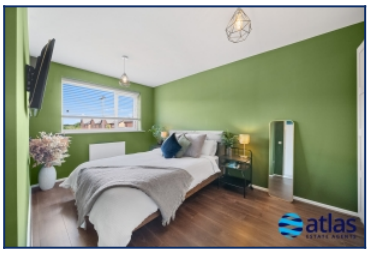
Viola Drive, Belle Vale, L27









For Sale - £240,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: B
- This Beautifully Presented Three-Bedroom Semi-Detached Home, Complete with a Driveway and Additional Wc, Is Situated in a Popular and Well-Regarded Residential Location
- You Are Welcomed Into the Property Via a Spacious Entrance Hallway, Which Provides Access to a Convenient Wc and Useful Built-In Storage
- The Bright and Contemporary Living Room Benefits from a Large Window, Allowing for an Abundance of Natural Light and Creating a Welcoming Space
- This Flows Seamlessly Into the Modern Kitchen and Dining Area, Which Enjoys Views Over and Access to the Rear Garden, Making It Ideal for Both Everyday Living and Entertaining
- The First Floor Comprises a Spacious Landing Leading to Two Double Bedrooms and a Well-Proportioned Smaller Double, with the Principal Bedroom Further Benefiting from Fitted Wardrobes
- A Stylish and Modern Family Bathroom Serves the Upper Floor
- Externally, the Property Boasts a Substantial South-Facing Rear Garden Featuring Patio and Decking Areas with Lighting, Generous Lawn Space and a Shed, Offering an Ideal Outdoor Setting for Relaxation

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 85 square metres / 911 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 1
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas), Fridge/Freezer, Dishwasher

Description

Atlas Estate Agents are delighted to bring to the market this beautifully presented three-bedroom semi-detached home, situated on Viola Drive in the popular residential area of Belle Vale, L27. Offered with no onward chain, this attractive property benefits from a driveway, additional WC and spacious accommodation arranged over two floors, making it an ideal purchase for a wide range of buyers.

Upon entering the property, you are welcomed by a bright and spacious entrance hallway, which provides access to a convenient WC and useful storage

space. The living room is light and modern in design, enhanced by a large window that allows natural light to fill the space, creating a warm and inviting atmosphere.

This flows seamlessly into the contemporary kitchen and dining area, which is thoughtfully designed and enjoys views over and access to the rear garden, making it perfect for both everyday family life and entertaining guests.

To the first floor, a spacious landing leads to two well-proportioned double bedrooms and a further smaller double bedroom. The principal bedroom further benefits from fitted wardrobes, adding excellent storage. A modern family bathroom serves the upper floor.

Externally, the property truly excels, boasting a generous south-facing rear garden featuring a combination of patio and decking areas with lighting, alongside a substantial lawn and useful shed. This impressive outdoor space provides the perfect setting for relaxing, entertaining and family enjoyment throughout the year.

Additional Images


Rear Elevation & Garden


Front Elevation Of Property (night Shot)


Front Elevation Of Property


Front Elevation Of Property (night Shot)


Hallway


Hallway


Downstairs Wc

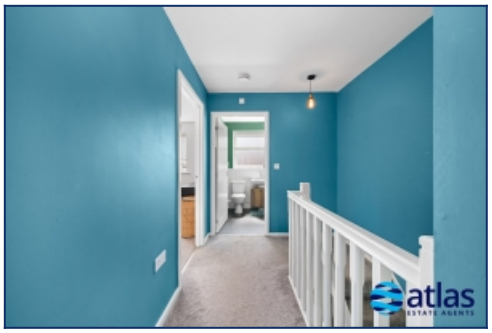

Living Space


Living Space

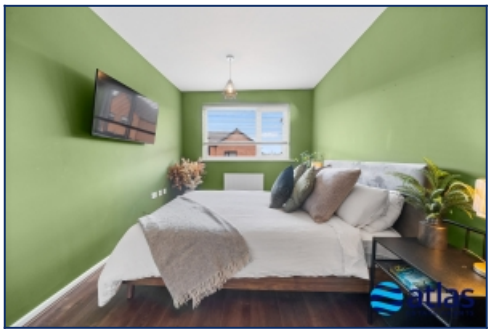

Kitchen


Kitchen


Dining Space


Landing


Landing


Bedroom One


Bedroom One

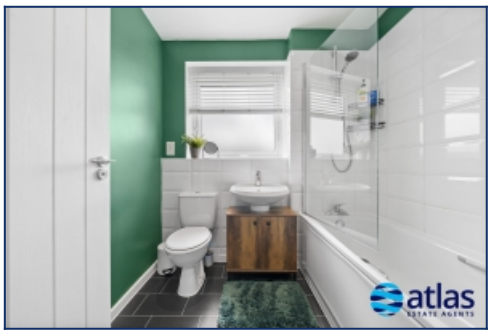

Bedroom Two


Bedroom Two


Bedroom Three


Bedroom Three


Bathroom


Bathroom


Rear Elevation & Garden


Aerial View


Aerial View Boundary


Aerial Rear Elevation

Floor Plans



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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.