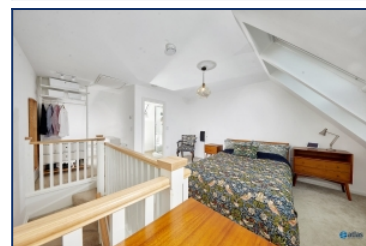


Nottingdale Avenue, Gateacre, L25



For Sale - £340,000 Offers in Excess of

Key Features

- 3 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: B
- Desirable Location in the Popular L25 Area
- Stylish Open-Plan Kitchen and Living Space
- Contemporary Fitted Kitchen with Modern Appliances
- Convenient Ground Floor W.C.
- Two Generously Sized Double Bedrooms, Including a Master with En-Suite
- Sleek and Modern Family Bathroom
- 10 Year NHBC Warranty Since 2019
- South-Facing Garden
- Driveway Parking for Two Vehicles
- Integrated Electric Window Blinds

Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 98 square metres / 1,055 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Fridge/Freezer, Washing Machine, Dishwasher

Description

Brought to the market by Atlas Estate Agents, this charming semi-detached house on Nottingdale Avenue in the highly sought-after L25 area offers an exceptional opportunity to secure a stylish family home in one of Liverpool's most desirable locations. The property is set on a safe and quiet street off the main road, providing peace, privacy and a true sense of community.

Set over three well-proportioned floors, the accommodation effortlessly blends modern living with practical design. The heart of the home is the bright and airy open-plan kitchen and reception room, featuring a contemporary fitted kitchen with sleek appliances and integrated electric window blinds that add a touch of sophistication and convenience. This versatile living space flows seamlessly, ideal for relaxed family evenings or entertaining guests. A convenient ground-floor W.C. completes this level.

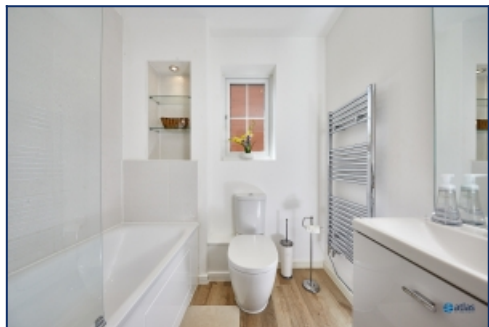
The top-floor master bedroom is generously sized and features an en-suite bathroom and a walk-in wardrobe, creating a private sanctuary. Two additional airy and bright bedrooms have easy access to the modern family bathroom on the same floor.

A south-facing garden provides a peaceful, sunlit retreat — perfect for outdoor dining or unwinding in the fresh air under the shade of the automated awning, surrounded by flowers and their gentle aroma.

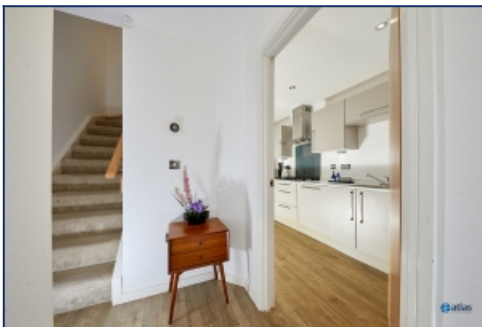
For families, the home is conveniently located near excellent local schools, making the morning school run a breeze. Side-by-side driveway parking for two vehicles ensures everyday convenience and hassle-free parking for households with multiple cars.

Built in 2019, this new-build property comes with a 10-year NHBC warranty, offering peace of mind for the new owners. Combining contemporary features, versatile living space and an enviable location in the popular L25 postcode, this home is perfectly suited for those seeking a modern lifestyle within a welcoming community.

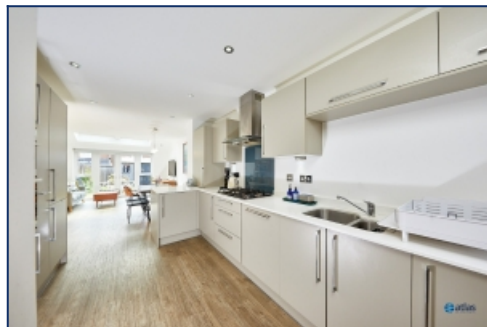
Additional Images



Bathroom



Hallway



Kitchen / Living Area



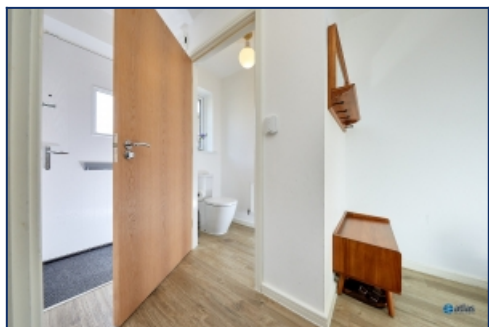
Kitchen / Living Area



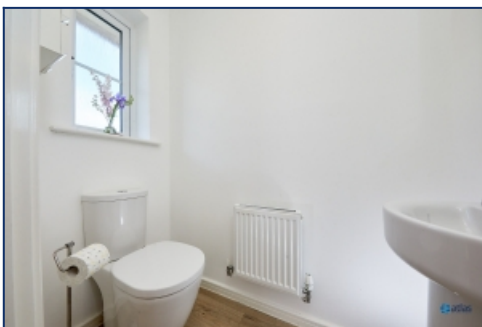
Kitchen / Living Area



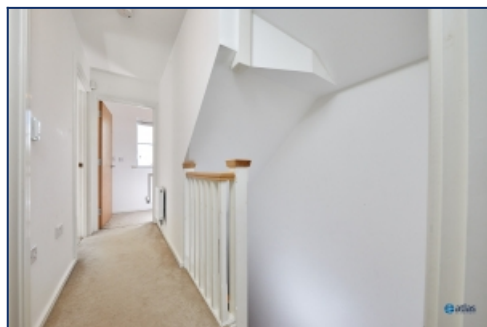
Kitchen / Living Area



Hallway/W.c



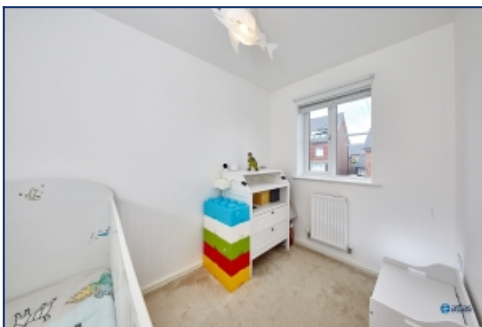
W.c



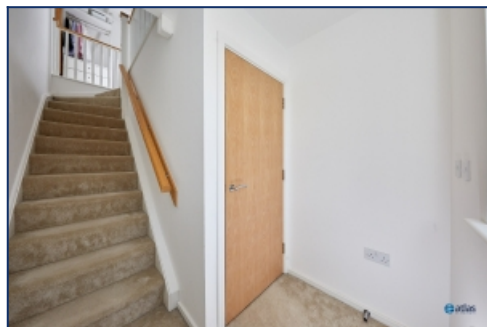
Landing



Bedroom



Bedroom



Landing



Bedroom



En-suite



Garden

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.