

## Chatterton Road, Knotty Ash, L14



**For Sale - £210,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Duck Egg Blue Contemporary Kitchen Featuring Solid Wood Worktops
- Bright and Airy Front Reception Room with Attractive Bay Window
- Generous Rear Reception Room with French Doors Opening Onto the Garden
- Excellent Storage Space Beneath the Stairs and Off the Landing
- Spacious Principal Bedroom with Bespoke Fitted Shelving
- Modern Bathroom Fitted with a Walk-In Shower
- Front Garden with Driveway
- Exceptionally Private and Spacious Rear Garden, Not Overlooked and Beautifully Maintained
- Garden Summer House with Electric Supply, Ideal for Home Office or Leisure Use
- Stylish Exterior with Striking Black-Framed Windows and Well-Maintained Render

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 81 square metres / 874 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)

### Description

Brought to the market by Atlas Estate Agents, this attractive terraced house for sale on Chatterton Road, Knotty Ash, L14, combines contemporary style with generous, well-planned living space arranged over two floors.

The property opens with a bright and airy front reception room, enhanced by an attractive bay window that fills the space with natural light. To the rear, a second, generously proportioned reception room offers an ideal setting for family life and entertaining, with French doors opening directly onto the garden.

At the heart of the home sits a duck egg blue contemporary kitchen, beautifully finished with solid wood worktops and offering a practical yet stylish space for everyday use. Excellent storage is thoughtfully incorporated beneath the stairs and off the landing.

Upstairs, the accommodation comprises three bedrooms, including a spacious principal bedroom featuring bespoke fitted shelving. The modern bathroom is

fitted with a sleek walk-in shower, completing the internal layout.

Externally, the property continues to impress with a front garden and driveway providing off-street parking, while the exceptionally private and spacious rear garden is not overlooked and has been beautifully maintained. A summer house with electric supply adds valuable flexibility, ideal for a home office, studio or leisure space. The stylish exterior, with striking black-framed windows and well-kept render, completes this appealing home.

## Additional Images



Bedroom 2



Garden



Entrance Hallway



Kitchen



Landing



Bedroom 1



Bedroom 1



Bedroom 3



Bathroom



Patio/Garden



Summer House With Electric Supply



Summer House With Electric Supply

## Floor Plans



Ground Floor



First Floor

**Approximate total area\*\***

85.2 m<sup>2</sup>

872 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>

10 ft<sup>2</sup>

(\*) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

Calculations reference the RICS NPS  
 82 standard measurements and  
 agreement and best practice. This  
 floor plan is intended for illustration  
 only.

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