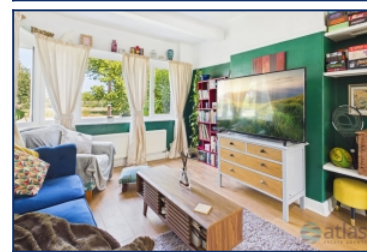
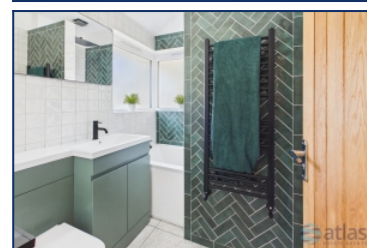
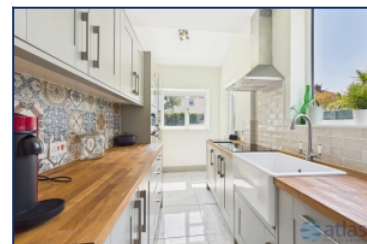


## Pilch Lane, Knotty Ash, L14



**For Sale - £250,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- Modern Fitted Kitchen with Integrated Appliances and Belfast Sink
- Two Spacious Reception Rooms with Archway and Optional Separation
- Two Double Bedrooms and One Single, All with New Carpets
- Modern Bathroom with Bath and Overhead Shower
- Attractive Astro-Turf Garden with Decked Seating and Dining Area
- New Oak Internal Doors, Windows and Boiler
- Handy Entrance Porch
- Well Presented Throughout
- Close to Parks and Well-Regarded Schools

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 86 square metres / 926 square feet
- Council Tax Band: C
- Local Authority: Knowsley Metropolitan Borough Council
- Parking: On Street
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Double Oven (Electric), Hob (Induction), Microwave, Fridge/Freezer, Washer Dryer, Dishwasher

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented semi-detached home on Pilch Lane, Knotty Ash, L14, offers stylish modern living with a thoughtful blend of comfort, practicality and charm. Arranged over two floors, this delightful property is ideal for families, first-time buyers or those seeking a well-connected home in a popular residential location.

Stepping inside, a handy entrance porch welcomes you into a bright and inviting interior, where a sense of quality is immediately apparent. The ground floor features two spacious reception rooms, cleverly linked by an elegant archway, creating a wonderful open flow while still offering the flexibility to separate the spaces when desired. Whether used as a relaxing lounge, dining area or family room, these versatile rooms provide the perfect setting for both everyday living and entertaining.

The modern fitted kitchen is a standout feature, combining contemporary style with practicality. Complete with integrated appliances and a charming Belfast sink, it provides a superb space for cooking and gathering, with everything needed for modern life.

Upstairs, the property boasts three well-proportioned bedrooms, including two generous double rooms and a comfortable single bedroom, all benefiting from brand new carpets for a fresh and welcoming finish. The modern family bathroom is beautifully appointed, featuring a bath with overhead shower and a clean, contemporary design.



Externally, the home continues to impress, with an attractive astro-turf garden providing a low-maintenance outdoor retreat. A decked seating and dining area creates an ideal spot for morning coffee, summer gatherings or evening relaxation.

Further enhancing this wonderful property are new oak internal doors, updated windows and a new boiler, offering peace of mind and a move-in-ready experience. Presented to a high standard throughout, this charming home is perfectly positioned close to local parks and well-regarded schools, making it a fantastic opportunity in a sought-after Knotty Ash location.

Additional Images



Bedroom One



Porch



Hallway



Kitchen



Kitchen



Reception Room One



Reception Room One



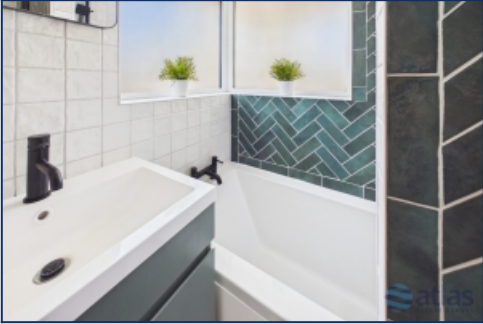
Reception Room One



Reception Room One



Reception Room One



Bathroom



Bathroom



Landing



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Three



Garden



Garden



Front Garden

## 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.