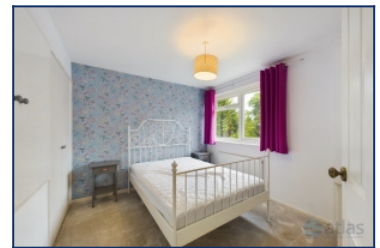
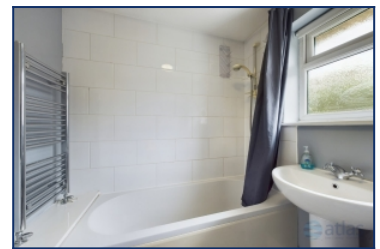


## Barnmeadow Road, Gateacre, L25



## For Sale - £230,000 Offers in the Region of

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- This Well-Presented Terraced Property Offers Two Bedrooms, a Modern Bathroom, and Excellent Potential, All Situated Within a Popular Residential Location
- The Property Benefits from a Front Garden, Providing an Attractive Approach to the Home
- Upon Entering, You Are Welcomed Into a Bright and Spacious Living Area Which Flows Seamlessly Into the Dining Space, Enjoying Views and Direct Access to the Rear Garden
- The Dining Area Leads Naturally Into the Modern Kitchen, Which Also Benefits from Access to the Rear Garden
- To the First Floor, the Landing Features Useful Built-In Storage and Provides Access to Two Well-Proportioned Double Bedrooms and a Contemporary Family Bathroom
- Externally, the Property Boasts a Substantial Rear Garden with an Abundance of Lawn Space, Offering Excellent Potential for Outdoor Living and Entertaining

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 74 square metres / 799 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Cooker (Electric), Hob (Gas)

### Description

Brought to the market by Atlas Estate Agents and offered for sale with no onward chain, this well-presented terraced home is situated on the popular Barnmeadow Road in Gateacre, L25. Offering well-proportioned accommodation arranged over two floors, the property presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

The home is approached via a pleasant front garden, creating an attractive first impression. Upon entering, you are welcomed into a bright and spacious living room which flows seamlessly into the dining area, creating a sociable and versatile living space ideal for both everyday family life and entertaining. The dining room enjoys views over the rear garden and provides direct access to the outdoor space.

Positioned to the rear of the property, the modern kitchen offers a practical layout with ample storage and worktop space, while also benefiting from access

to the rear garden.

To the first floor, a landing with useful built-in storage leads to two generously sized double bedrooms and a contemporary family bathroom. The well-balanced accommodation provides comfortable living throughout and offers scope for personalisation if desired.

Externally, the property truly comes into its own with a substantial rear garden, featuring an abundance of lawn space and plenty of room for outdoor seating, entertaining, or future landscaping. The generous outdoor space offers fantastic potential and is ideal for those seeking a home with room to enjoy the outdoors.

Combining spacious living areas, two double bedrooms, a large garden, and a sought-after location, this charming home offers an excellent opportunity to acquire a property in one of South Liverpool's most desirable residential areas.

## Additional Images



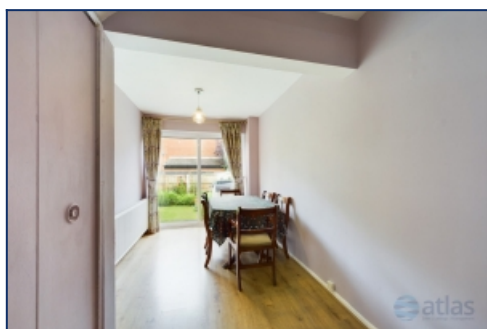
Entry



Living Space



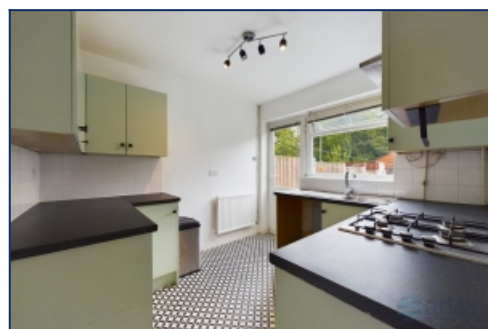
Living Space



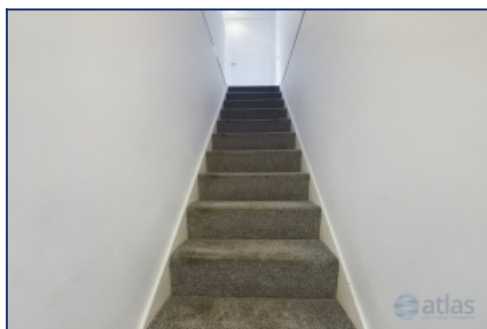
Dining Room



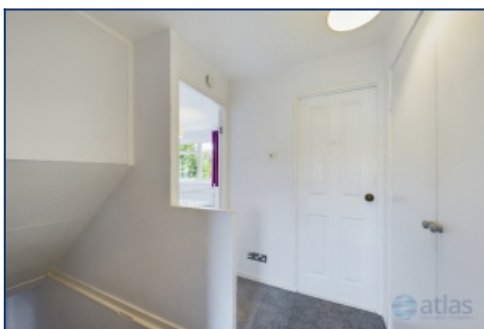
Dining Room



Kitchen



Stairwell



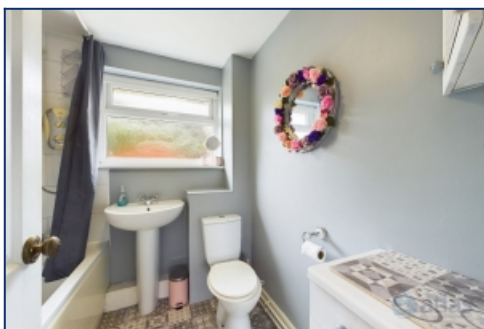
Landing



Bedroom Two



Bedroom Two



Bathroom

## Floor Plans



Tel: 0151 727 2469  
 Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
 Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk  
 Website: www.atlasestateagents.co.uk

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.