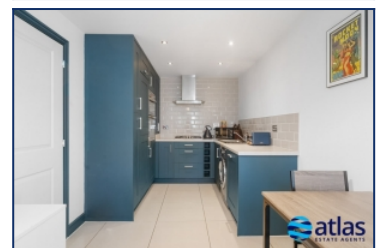


## Port Talbot Close, Cressington, L19



**For Sale - £290,000 Offers in Excess of**

### Key Features

- 4 Bedroom 2 Bathroom Town House
- EPC Rating: C
- An Impressive Four-Bedroom, Two-Bathroom Townhouse with an Additional Wc, Offered for Sale
- The Property Overlooks Greenery and Is Entered Via a Spacious, Bright Entrance Hallway with a Convenient Wc, Leading Through to the Kitchen and Living Area
- The Kitchen Diner Is a Bright and Modern Space, Featuring Integrated Appliances and Pleasant Views to the Front of the Property.
- To the Rear Is a Large, Contemporary Living Room with Skylights, Offering Garden Views and Direct Access Via Patio Doors
- The First Floor Comprises Two Generously Sized Double Bedrooms, Both Filled with Natural Light, with the Front Bedroom Benefiting from a Juliette Balcony, Along with the Main Family Bathroom.
- The Second Floor Hosts Two Further Double Bedrooms, Both with Large Skylights, with Bedroom Four Benefiting from an En-Suite and Direct Access to a Full-Width Balcony You Can Step Out Onto.
- The Garden Is Substantial and Well-Designed, Featuring Decking and an Artificial Lawn Patio Area, with Side Access Via a Gate Leading Directly to the Garage.
- The Garage Is Particularly Spacious and Versatile, Comfortably Accommodating an Additional Car If Required or Offering Ample Storage Space Due to Its Generous Size.
- The Property Benefits from a Driveway to the Side Providing Off-Road Parking for Up to Three Cars, in Addition to On-Street Parking

### Further Details

- Tenure: Leasehold
- No. of Floors: 3
- Floor Space: 111 square metres / 1,198 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £80.00 per month
- Ground Rent: £400 per year
- Parking: Driveway
- No. of Parking Spaces: 3
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Fridge/Freezer, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 20/08/2010 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 19/08/3009 (approx)
- Lease Term Remaining: 983 year(s) (approx)
- Service Charge: £80 per calendar month
- Ground Rent: £400 per annum

## Description

Brought to the market by Atlas Estate Agents, this impressive four-bedroom townhouse is set on Port Talbot Close in the sought-after area of Cressington, L19. Offering spacious and versatile accommodation arranged over three floors, this superb home is perfectly suited to modern family living.

Overlooking greenery, the property is entered via a bright and welcoming hallway, complete with a convenient downstairs WC, which leads through to the main living accommodation. To the front, the modern kitchen diner is a stylish and well-proportioned space, fitted with integrated appliances and enjoying pleasant front-facing views, ideal for both everyday dining and entertaining.

To the rear, a large and contemporary reception room is flooded with natural light via skylights, creating an inviting atmosphere with garden views and direct access through patio doors.

The first floor comprises two generously sized double bedrooms, both beautifully bright, with the front bedroom further benefiting from a Juliette balcony, along with a modern family bathroom. The second floor hosts two additional double bedrooms, each enhanced by large skylights, with bedroom four enjoying the added luxury of an en-suite and direct access to a full-width balcony that can be stepped out onto.

Externally, the property continues to impress with a substantial and well-designed rear garden, featuring decking and an artificial lawn patio area, with side access via a gate leading directly to the garage. The garage itself is particularly spacious and versatile, comfortably accommodating an additional vehicle if required or providing excellent storage space.

Further benefits include a driveway offering off-road parking for up to three cars, in addition to on-street parking, making this an exceptional family home in a highly desirable location.

## Additional Images



Bedroom Four



Garden



Aerial Front Elevation



Entry



Entrance Hallway



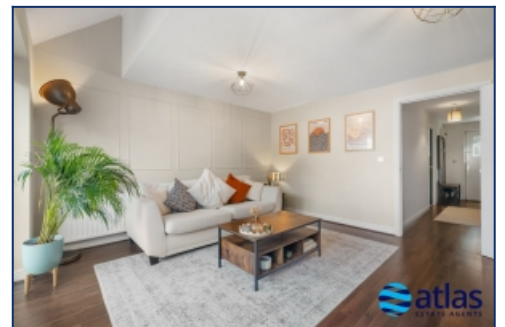
Downstairs Wc



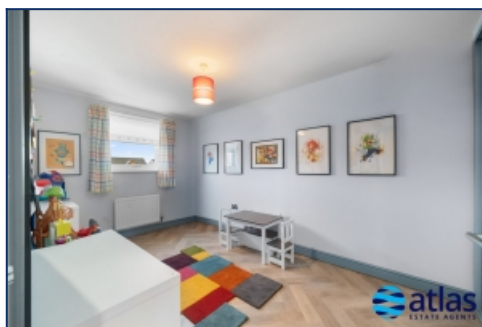
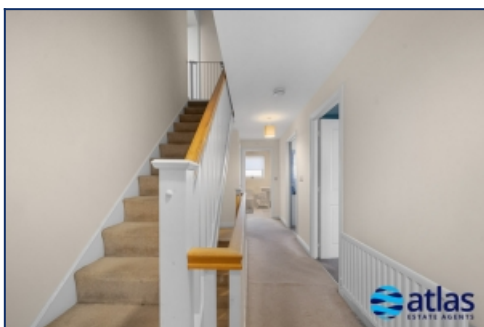
Kitchen/Diner



Living Space



Living Space

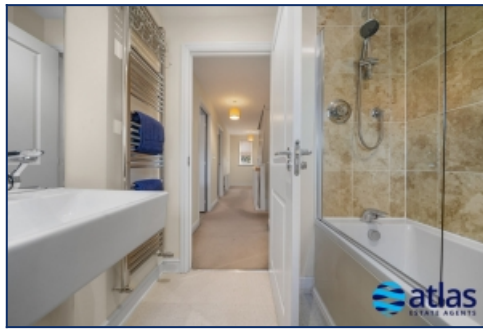


Landing



Bathroom

Bedroom One

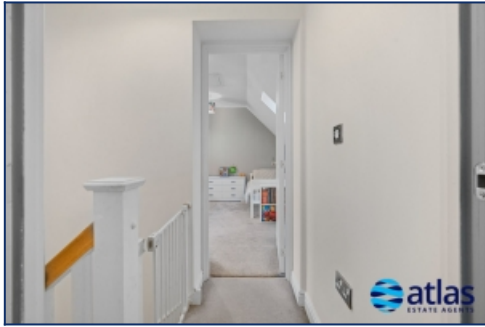


Bathroom

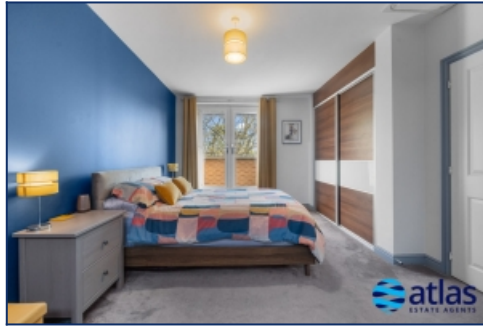
Bedroom Two



Landing



Landing



Bedroom Three



Bedroom Three



En-suite To Bedroom Three



Bedroom Four



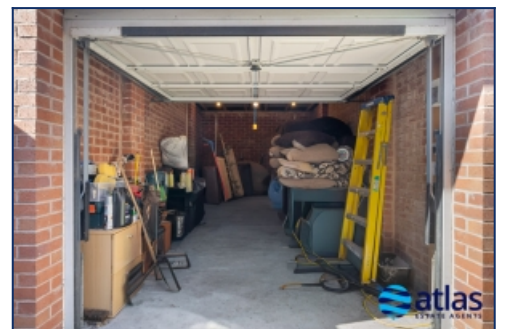
Rear Elevation Of Property



Aerial View Of Garden



Driveway & Garage

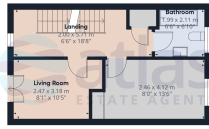
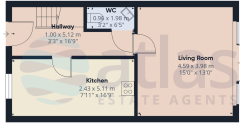


Garage



Aerial View Rear

## Floor Plans



Ground Floor

First Floor

**Approximate total area<sup>(1)</sup>**

111.3 m<sup>2</sup>

1197 ft<sup>2</sup>

**Balconies and terraces**

4 m<sup>2</sup>

43 ft<sup>2</sup>

**Reduced headroom**

4.2 m<sup>2</sup>

45 ft<sup>2</sup>

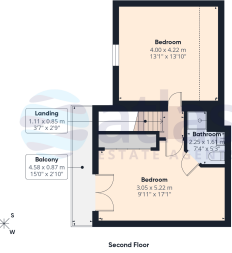
(1) Excluding balconies and terraces

**Reduced headroom**

Balcony 1.2 m x 2.5 m

Calculations reference the 2015 PAS 55 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Second Floor

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