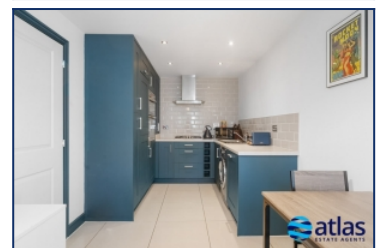


Port Talbot Close, Cressington, L19



For Sale - £300,000 Offers in the Region 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: £1,080 per annum
- Ground Rent: £400 per annum
- 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: £1,080 per annum
- 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



Front Elevation Of Property



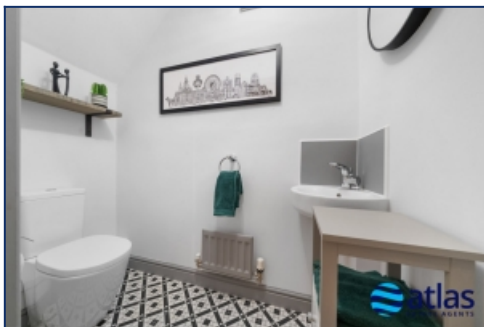
Aerial Front Elevation



Entry



Entrance Hallway



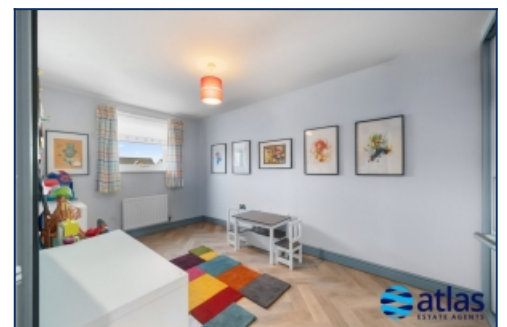
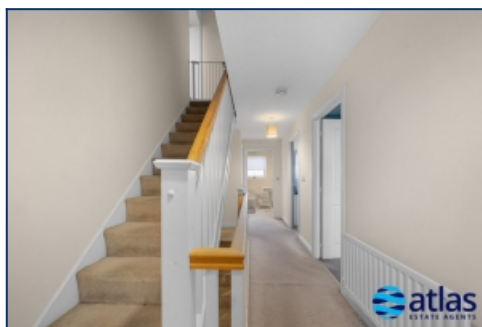
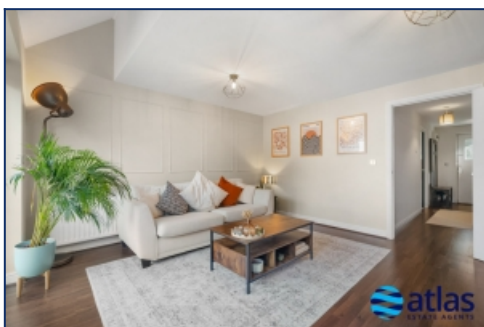
Downstairs Wc



Kitchen/Diner



Living Space



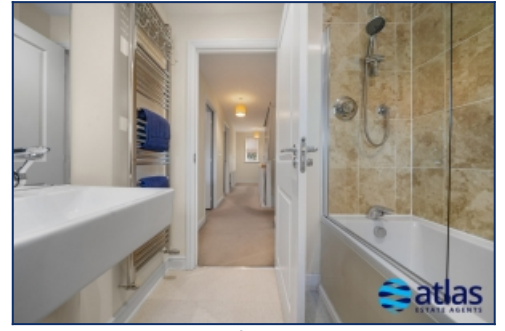
Living Space



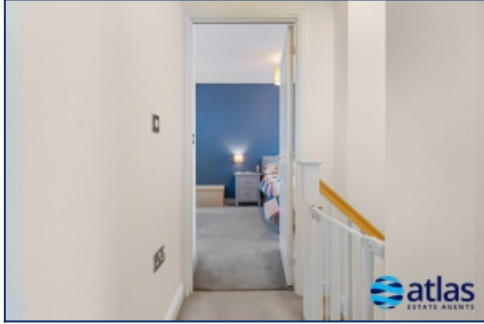
Landing



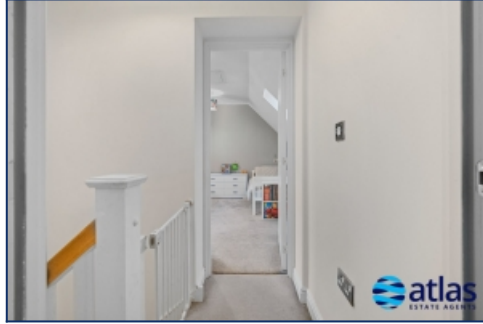
Bedroom One



Bedroom Two



Bathroom



Bathroom



Landing

Landing

Bedroom Three



Bedroom Three

En-suite To Bedroom Three

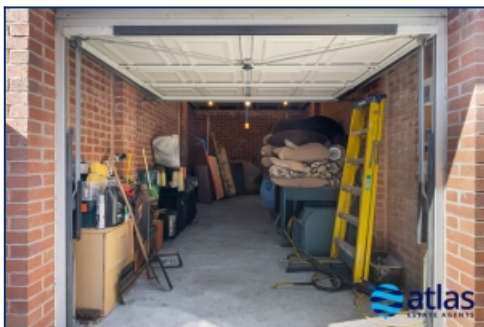
Bedroom Four



Rear Elevation Of Property

Aerial View Of Garden

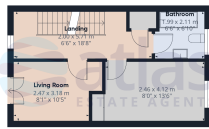
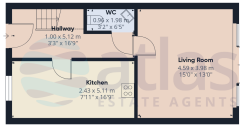
Driveway & Garage



Garage

Aerial View Rear

Floor Plans



Ground Floor

First Floor

Approximate total area⁽¹⁾

111.3 m²

1197 sq ft

Balconies and terraces

4 m²

43 sq ft

Reduced headroom

4.2 m²

45 sq ft

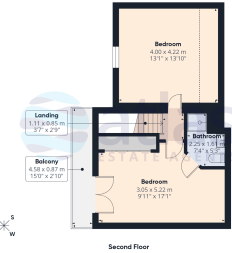
(1) Excluding balconies and terraces

Reduced headroom

Balcone 1.2 m x 5 m

Calculations reference the 2015 PN16 BS 8484-1 measurements and agreement and not to scale. This floor plan is intended for illustration only.

©MATT360



Second Floor

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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.