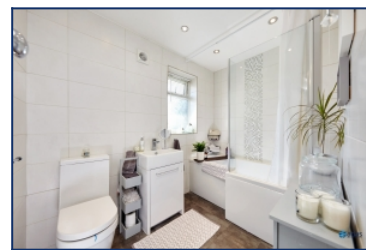
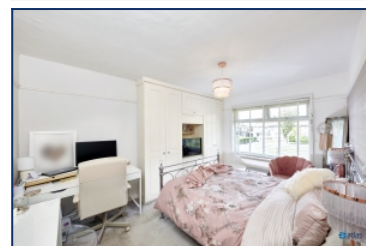
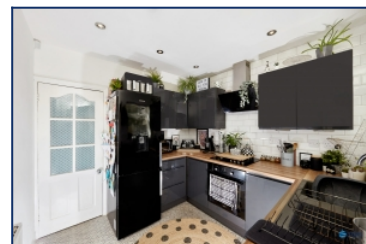


## Mather Avenue, Allerton, L19



**For Sale - £260,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: C
- Sought-After Location in Allerton, L19
- Generously Sized Lounge with Feature Fireplace
- Stylish Contemporary Kitchen
- Light-Filled and Airy Conservatory
- Three Well-Proportioned Double Bedrooms
- Modern Bathroom with Bathtub and Overhead Shower
- Expansive Garden with Paved Patio Area
- Within Walking Distance of South Parkway Station
- Fully Double Glazed with Gas Central Heating

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 970 square feet / 90 square metres
- 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: Electric Oven, Gas Hob

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 18/12/1972 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 17/12/2971 (approx)
- Lease Term Remaining: 946 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented end of terrace home offers a rare opportunity to own a spacious and stylish residence in the heart of sought-after Allerton, L19.

Nestled on the desirable Mather Avenue, this charming property boasts well-balanced accommodation arranged over two floors, ideal for families, first-time buyers, or those seeking a peaceful retreat within easy reach of excellent transport links — including the nearby South Parkway Station.

Step inside to discover a warm and welcoming lounge, generously sized and bathed in natural light, featuring a striking feature fireplace that adds a cosy focal point to the room. A second reception room provides versatile living space — perfect as a dining area, snug, or home office — and flows seamlessly

into a light-filled conservatory, offering serene views of the expansive rear garden.

The stylish contemporary kitchen is thoughtfully designed, blending modern fittings with functional space to suit any culinary enthusiast. Upstairs, you'll find three well-proportioned double bedrooms, each tastefully decorated and brimming with natural light, alongside a modern bathroom complete with a bathtub and overhead shower.

Outside, the property truly shines with a large garden, featuring a neatly paved patio area — ideal for al fresco dining, entertaining, or simply relaxing on a sunny afternoon.

Benefitting from full double glazing, gas central heating, and a location that offers both tranquillity and convenience, this wonderful home is not to be missed.

Book your viewing today and discover the charm of Mather Avenue living.

## Additional Images



Garden



Hallway



Lounge



Lounge



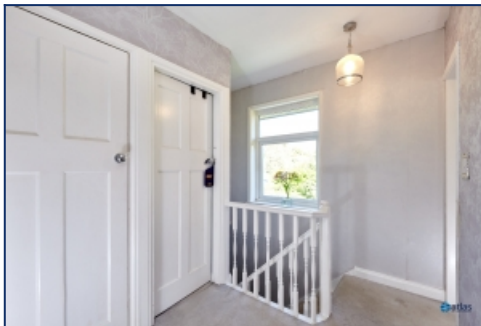
Lounge



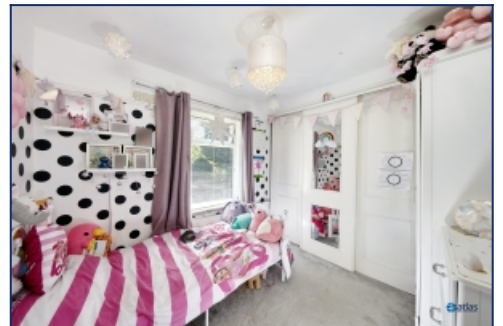
Kitchen



Conservatory



Landing



Bedroom



Bedroom



Garden



Garden



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.