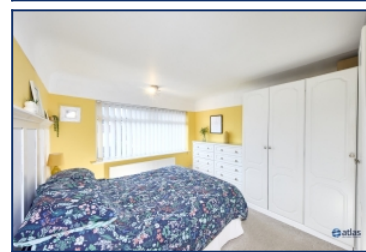


## Hathaway Road, Gateacre, L25



**For Sale - £280,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- Two Lounge Rooms - First with Cosy Traditional Fireplace - Second Lounge Bright and Spacious with Wood Flooring and French Doors to Open Onto the Garden
- Beautiful, Modern Kitchen with Integrated Appliances Such as Dishwasher, Electric Hob and Oven with Plenty of Storage
- Bright Dining Room with French Doors to Garden
- Downstairs Laundry Room and W.c
- Two Large Double Bedrooms Both with Fitted Wardrobes
- Third Bedroom Perfect for a Home Office or a Child's Room
- Traditional Tiled Family Bathroom with Bath and Overhead Shower
- Large Garden with Attractive, Established Trees/shrubs in Rear Garden
- Double Glazing & Central Heating
- Large Driveway and Garage

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,083 square feet / 101 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Off Street, Garage, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Dishwasher

### Description

Atlas Estate Agents proudly presents this charming semi-detached home for sale on Hathaway Road, L25.

Step inside this delightful three-bedroom property, where traditional charm meets modern convenience across two thoughtfully arranged floors.

On the ground floor, you'll find two inviting lounge rooms. The first lounge offers a cosy retreat with a traditional fireplace, perfect for those chilly evenings. The second lounge, in contrast, is bright and spacious, featuring elegant wood flooring and French doors that open onto the garden, flooding the room with natural light.

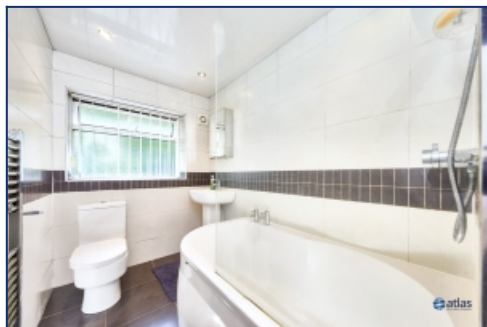
The beautifully modern kitchen boasts integrated appliances, including a dishwasher, electric hob, and oven, complemented by generous storage solutions. Adjacent to the kitchen is a bright dining room, where French doors once again lead to the garden, creating an ideal setting for summer entertaining. Additionally, a handy downstairs laundry room and W.C. provide extra convenience.

Upstairs, two large double bedrooms both come complete with fitted wardrobes, offering ample storage space. The third bedroom is perfect as a home office or a cosy child's room. The family bathroom is traditionally styled with elegant tiling, featuring a bath and overhead shower.

The exterior continues to impress, with a large, mature rear garden, home to established trees and shrubs, offering both privacy and tranquillity. There is also a spacious driveway with ample parking space, leading to a garage.

With double glazing and central heating throughout, this property ensures comfort all year round. Hathaway Road presents a rare opportunity to secure a family home that perfectly balances tradition, space, and contemporary living.

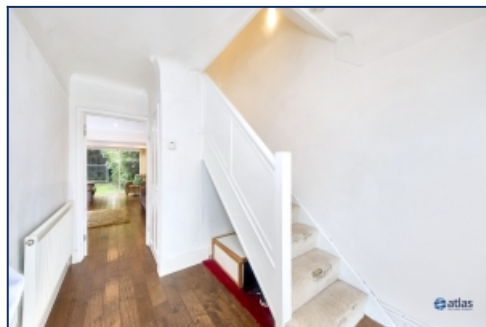
## Additional Images



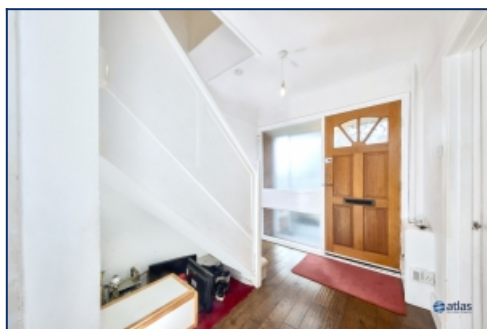
Bathroom



Garden



Hall



Hall



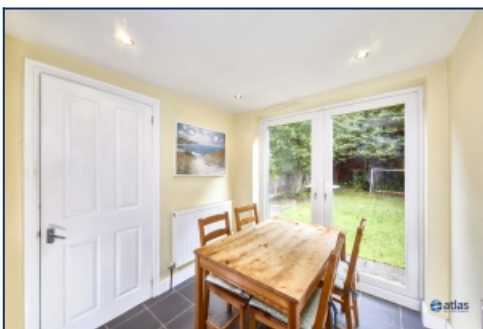
Living Room



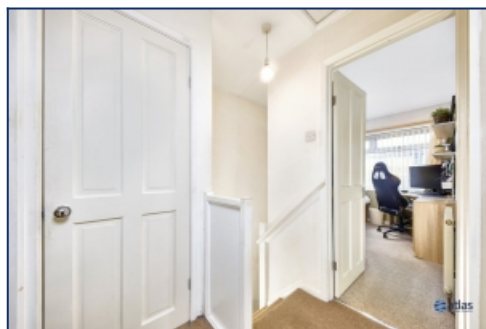
Lounge



Kitchen



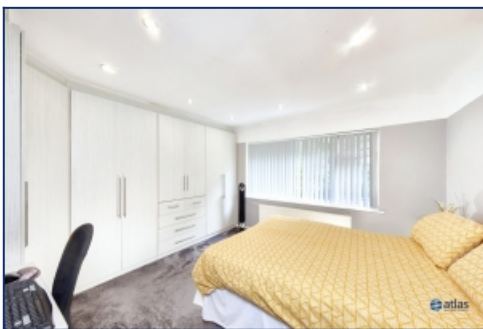
Dining Room



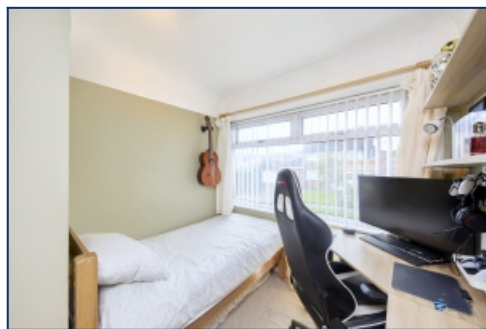
Landing



Bedroom 1



Bedroom 2



Bedroom 3



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.