

## Huyton Brook, Huyton, L36



**For Sale - £300,000 Offers Over**

### Key Features

- 3 Bedroom 2 Bathroom Detached House
- EPC Rating: D
- Stunning Family Home in the Desirable L36 Area
- Light-filled Lounge with Feature Fireplace
- Convenient Ground Floor W.c.
- Stylish Contemporary Kitchen with Integrated Appliances
- Handy Storage Cupboard Adjacent to Kitchen
- Spacious and Airy Conservatory
- Three Double Bedrooms, One with En-suite
- Under Floor Heating
- Neatly Landscaped Rear Garden
- Ample Off-road Parking Via Large Driveway and Detached Garage

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 920 square feet / 85 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Off Street, Garage, Driveway
- Outside Space: Back Garden
- Heating/Energy: Under Floor Heating
- Appliances/White Goods: Electric Cooker, Electric Hob (Ceramic), Washing Machine, Dishwasher

### Description

A Stunning Family Home in the Heart of L36 – Offered by Atlas Estate Agents

Nestled within the sought-after Huyton Brook development in Huyton, L36, this exceptional detached family home is proudly brought to the market by Atlas Estate Agents. Boasting elegant design, spacious interiors, and modern comforts throughout, this beautifully presented property offers an enviable lifestyle ideal for growing families or discerning buyers seeking a move-in ready home.

Set over two well-appointed floors, the accommodation begins with a welcoming hallway that flows seamlessly into a light-filled reception room, where a charming feature fireplace takes centre stage. Bathed in natural light, this space is perfect for relaxing evenings or entertaining guests. Adjacent, a generously proportioned conservatory extends the living space, offering an airy and versatile area that opens directly onto the garden.

The heart of the home is the stylish, contemporary kitchen, thoughtfully fitted with integrated appliances and finished to a high standard. A handy storage cupboard adds practical convenience, while a ground floor W.C. completes the lower level.

Upstairs, you'll find three spacious double bedrooms, including a principal suite with its own modern en-suite bathroom. A further family bathroom serves the remaining rooms, all of which are beautifully decorated and flooded with natural light. Throughout, the property benefits from under floor heating,



ensuring comfort in every season.

Externally, the home is equally impressive. To the rear lies a neatly landscaped garden, perfect for summer gatherings or a tranquil morning coffee, while to the front, a large driveway and detached garage provides ample off-road parking for multiple vehicles.

Offering space, style, and superb modern features in a desirable L36 location, this remarkable property is not to be missed.

Arrange your viewing today with Atlas Estate Agents and step into your future home.

## Additional Images



Garden



Hallway



Lounge



Kitchen



Kitchen



Conservatory



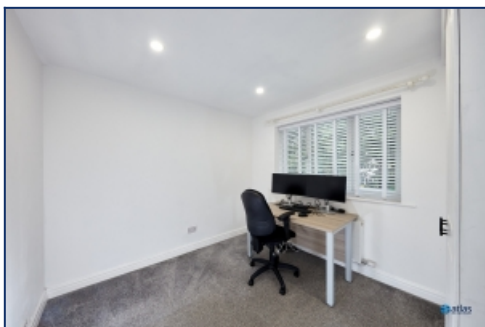
W.c



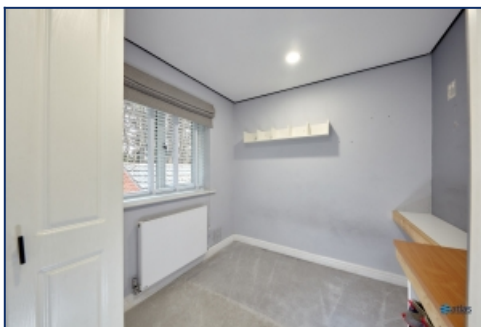
Landing



En-suite



Bedroom



Bedroom



Garden



Garage



Garage/Garden

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](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://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.