

## Lee Vale Road, Gateacre, L25



**For Sale - £175,000 Offers in Excess of**

### Key Features

- 4 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- No Onward Chain
- Spacious Lounge
- Well-Proportioned Fitted Kitchen
- Convenient Storage/Utility Room Adjacent to Kitchen
- Two Double Bedrooms
- Two Flexible Additional Bedrooms
- Separate W.c. and Bathroom
- Expansive Garden Space
- Situated in the Highly Sought-After L25 Area

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,123 square feet / 104 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker

### Description

Brought to the market by Atlas Estate Agents, this spacious four-bedroom terraced home on Lee Vale Road, Gateacre, L25, offers an exciting opportunity for buyers seeking generous accommodation in a highly sought-after location—with the added benefit of no onward chain.

Arranged gracefully over two well-planned floors, this home impresses from the outset. Inside, the property boasts not one but two inviting reception rooms, ideal for both relaxed family living and entertaining. The spacious lounge provides a comfortable setting, while the adjacent reception space offers flexibility for a dining area, playroom, or snug.

The well-proportioned fitted kitchen is a true highlight—stylish and functional, it comes complete with ample workspace and storage. Just off the kitchen, a convenient utility/storage room adds everyday practicality.

Upstairs, four bedrooms provide excellent sleeping accommodation. Two are generously sized doubles, ideal for adults or older children, while the additional two offer versatile options—perfect for younger family members, guests, or even a home office. A family bathroom and a separate W.C. complete the upper floor layout, ensuring convenience for busy households.

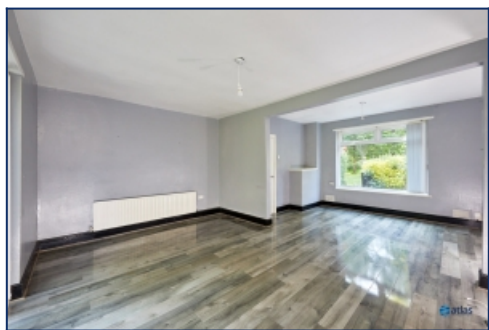
Outside, the property continues to impress with a remarkably expansive rear garden—offering a rare slice of outdoor space ideal for gardening, summer gatherings, or simply unwinding in the sunshine.



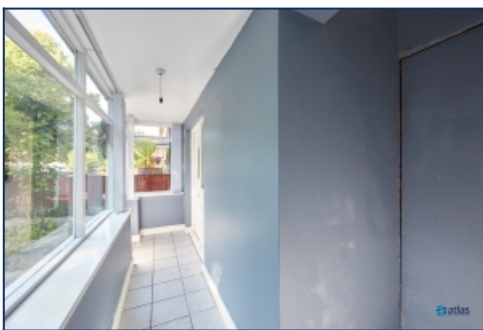
Located in the heart of the desirable L25 postcode, this is a home that perfectly balances generous proportions with everyday convenience. Whether you're upsizing or taking your first steps on the property ladder, Lee Vale Road promises space, flexibility and location in abundance.

An opportunity not to be missed—enquire today to arrange your viewing.

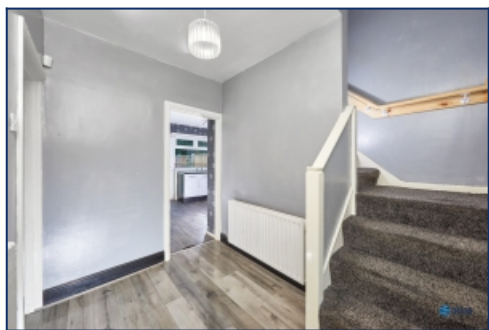
## Additional Images



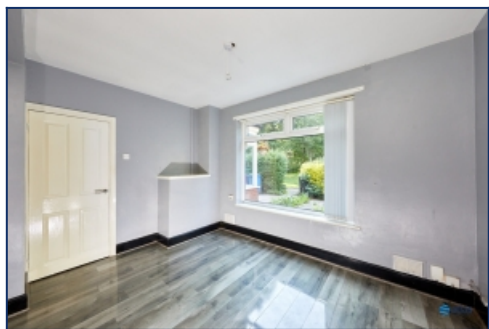
Lounge



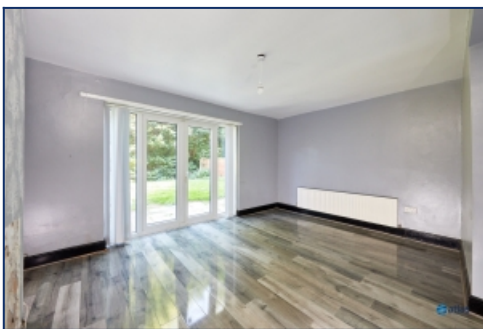
Entryway



Hallway



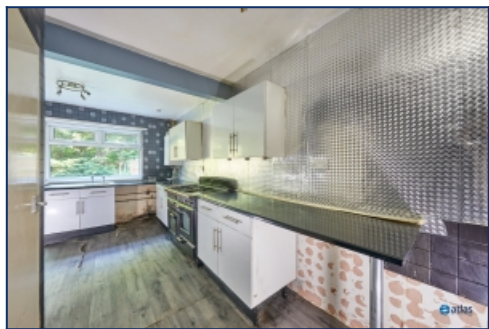
Lounge



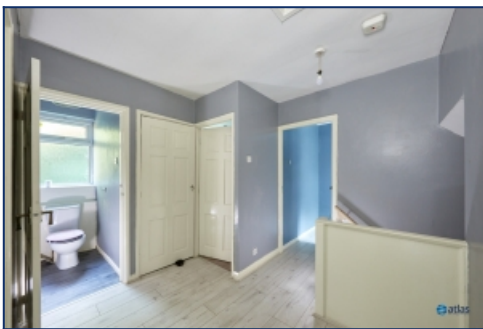
Lounge



Kitchen



Kitchen



Landing



Bedroom



Bedroom



Bedroom



Bathroom



Garden

## Floor Plans



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