

## Immingham Drive, Cressington, L19



**For Sale - £270,000 Offers Over**

### Key Features

- 3 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: D
- Wonderful, Spacious and Modern Family Home in Excellent Location L19
- On a Sizeable Corner Plot - Well-Presented, Private Front Side and Rear Gardens - South Facing
- Possibility to Extend - Garage, Off Street and Driveway Parking
- Situated in Location Close to Aigburth Road and Allerton Road - Excellent Transport Links - 2 Minute Drive to Cressington Train Station
- Decorated to a High-Standard - Lovely Modern Kitchen/Dining Area and Bathroom
- Downstairs W.C. and En Suite Shower Room to Master Bedroom Plus Family Bathroom
- Good Sized Garden Has Patio Area/Lawn and Ample Space for Seating
- Close to Good Schools
- Wide, Welcoming Entrance Hallway and Landing
- Kitchen/Dining Area Opens Onto Lovely Garden

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 94 square metres / 1,012 square feet
- 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, Gas Hob, Microwave, Fridge/Freezer

### Leasehold Details

- Tenure: Leasehold
- Original Lease Term: 989 year(s)
- Service Charge: None
- Ground Rent: Peppercorn

### Description

Introducing an exceptional property, brought to you by Atlas Estate Agents - a semi-detached house located in the desirable Immingham Drive, Garston, L19. This stunning family home is now available for sale, presenting an incredible opportunity to own a modern and spacious residence in an excellent location.

Spanning across two floors and covering an impressive 94 square meters, this wonderful property offers a comfortable and contemporary living experience. As you step inside, you are greeted by a wide and welcoming entrance hallway that sets the tone for the rest of the house.

The ground floor boasts a well-presented reception room, perfect for relaxing or entertaining guests. The modern kitchen, designed to the highest



standards, creates a delightful space for culinary enthusiasts and also features a dining area that seamlessly opens onto the lovely garden.

With three bedrooms, there is ample room for a growing family or the opportunity to create a dedicated home office or guest room. The master bedroom benefits from an en-suite shower room, offering a private sanctuary, while the remaining bedrooms share a family bathroom, beautifully designed and finished.

The property sits on a sizeable corner plot, providing privacy and tranquillity. The front, side, and rear gardens are thoughtfully landscaped, allowing for outdoor enjoyment throughout the year. The south-facing aspect ensures abundant natural light floods the interior, creating a warm and inviting atmosphere.

The potential to extend the property provides an exciting prospect for those looking to add further living space or adapt to their specific needs. The good-sized garden includes a patio area and a lush lawn, offering ample space for outdoor seating and recreational activities.

Convenience is at your doorstep, as this home is situated in close proximity to Aigburth Road and Allerton Road, both bustling with a variety of amenities, shops, and dining options. Excellent transport links are within easy reach, with Cressington Train Station just a short two-minute drive away.

Families will appreciate the proximity to good schools, ensuring quality education for children of all ages. The combination of a sought-after location and a beautifully presented property makes this a truly remarkable opportunity.

Don't miss out on this stunning family home, meticulously decorated to a high standard, with its modern kitchen/dining area, delightful gardens, and spacious interiors. Contact Atlas Estate Agents today to arrange a viewing and secure this exceptional property for your family's future.

## Additional Images



Bedroom



Entrance



Entrance



Living Room



Living Room



Kitchen



Kitchen



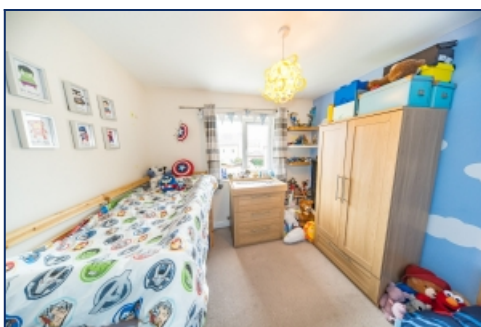
Garden



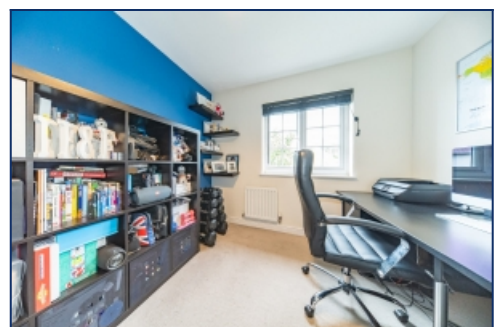
Kitchen/Dining Area



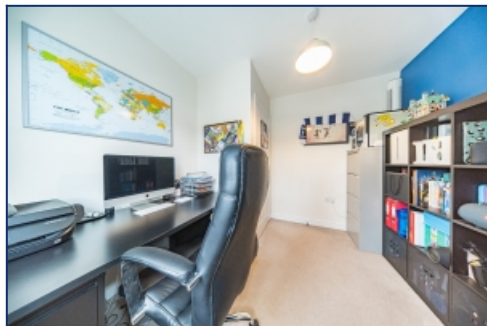
Bedroom



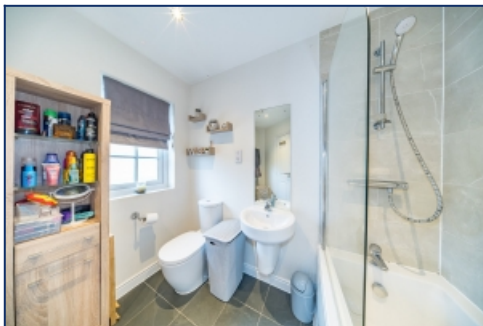
Bedroom



Bedroom/Study



### Bedroom/Study



## Bathroom



En Suite Shower Room



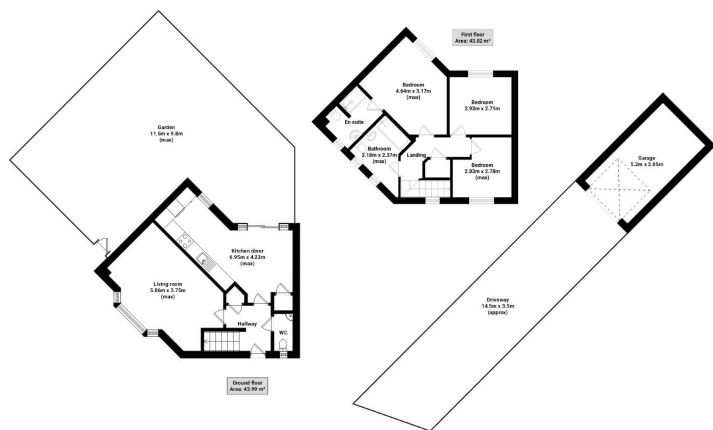
En Suite Shower Room



Downstairs W.c



## Floor Plans



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