

Southampton Drive, Cressington, L19



For Sale - £185,000

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: B83
- Extremely Well Presented
- Modern Fitted Kitchen and Bathroom
- Driveway Parking
- South Facing Back Garden with Patio Area
- Served by Excellent Transport Links
- Local Shops and Amenities
- Downstairs W.C
- Quiet & Sought After Location
- Double Glazing & Gas Central Heating
- Early Viewing Advised!

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £114 per annum
- Ground Rent: £405 per annum
- Parking: On Street, Off Street, Driveway
- No. of Parking Spaces: 1
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven, Gas Hob

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2006 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3004 (approx)
- Lease Term Remaining: 980 year(s) (approx)
- Service Charge: £114 per annum
- Ground Rent: £405 per annum

Description

AN EXTREMELY WELL PRESENTED 3 BEDROOM END OF TERRACED PROPERTY.

Situated in Cressington, a small yet popular south Liverpool suburb and home to many useful amenities including Liverpool South Parkway Train Station, Long Lane Sports Complex and a municipal library. Neighbouring suburbs Speke & Garston, encompasses Liverpool John Lennon Airport, New Mersey Retail Park and Speke Hall. Speke Hall is a wood-framed wattle-and-daub Tudor manor house and is one of the finest surviving examples of its kind. St Mary's Road is a popular main road running through Garston and features a diverse selection of wine bars, coffee shops and independent businesses. Garston is also home to good schools including Gilmour Junior School and can be within the catchment area of St Margaret's Academy. It offers excellent rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, downstairs W/C, living and a fully fitted kitchen with dining area. To the first floor are two double bedrooms, a single bedroom and a family bathroom. Externally there is driveway parking and to the rear there a spacious garden with patio and

lawn area.

The property also benefits from double glazing and gas central heating.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

Room Details

Living Room

4.54 x 4.03 metres (14' 11" x 13' 3")

Window to the front aspect, laminate flooring, radiator and stairs leading to the first floor.

Kitchen / Diner

4.54 x 2.81 metres (14' 11" x 9' 3")

Range of wall and base units, gas hob and oven, extractor hood, stainless steel sink with mixer tap, radiator, cupboard housing boiler, dining area, window and French doors leading to the rear garden.

W.c

Hand wash basin, W.C, radiator, tiled flooring and frosted window to the front aspect.

Bedroom One

3.64 x 2.49 metres (12' 0" x 8' 3")

Carpet flooring, window to the front aspect, wardrobe and radiator.

Bedroom Two

3.21 x 2.49 metres (10' 7" x 8' 3")

Window to the rear, carpet flooring and radiator.

Bedroom Three

1.99 x 1.95 metres (6' 7" x 6' 5")

Laminate flooring, window to the rear and radiator.

Bathroom

1.93 x 1.84 metres (6' 4" x 6' 1")

Tiled walls and flooring, W.C, hand wash basin, shower over bath, frosted window to the front aspect, extractor fan and radiator.

Additional Images



Bathroom



Rear Garden



Dining Area



Kitchen



W.c



Bedroom Two

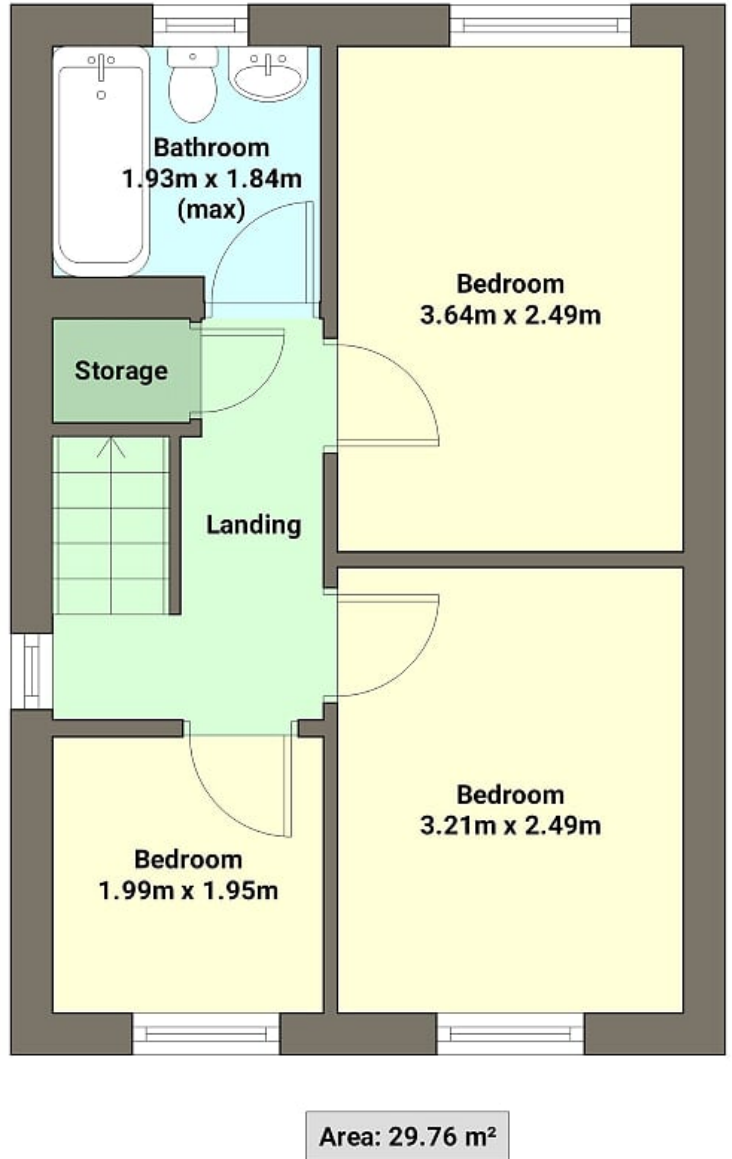
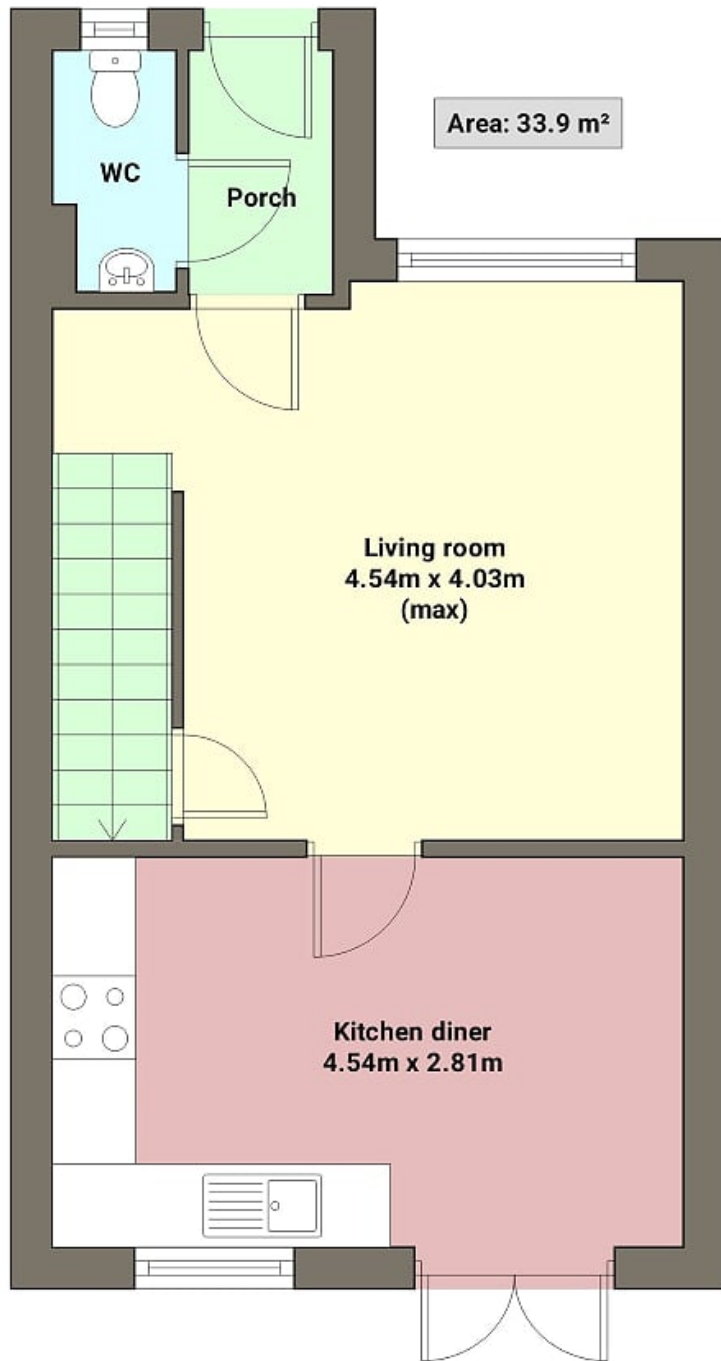


Bedroom Three



Rear 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
Website: www.atlasestateagents.co.uk

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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.