

## Lowestoft Drive, Cressington, L19



**For Sale - £269,950**

### Key Features

- 4 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: C76
- No Chain - Ready to Move Into!
- En-suite Bathroom & Balcony to Master Bedroom
- Served by Excellent Transport Links
- Local Shops and Amenities
- Modern Fitted Kitchen and Bathroom
- Large Conservatory Extension
- Off Road Parking
- Downstairs W/C
- Double Glazing & Gas Central Heating
- Early Viewing Advised!

### Further Details

- Tenure: Leasehold
- No. of Floors: 3
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £114 per annum
- Ground Rent: £405 per annum
- Parking: On Street, Off Street, Garage
- No. of Parking Spaces: 1
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven, Gas Hob, Fridge, Freezer

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 20/10/2006 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 19/10/3005 (approx)
- Lease Term Remaining: 981 year(s) (approx)
- Service Charge: £114 per annum
- Ground Rent: £405 per annum
- Leasehold Information: Site is managed by Premier Estates on behalf of Cressington Heath Management Company Limited

### Description

AN EXTREMELY SPACIOUS 4 BEDROOM SEMI DETACHED HOUSE BENEFITING FROM A LARGE CONSERVATORY EXTENSION AND AN EN-SUITE BATHROOM & BALCONY TO THE MASTER BEDROOM

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, open plan living/dining area, fully fitted kitchen, bright and airy conservatory, landscaped gardens to the rear with gated access leading to the off street parking/garage. To the first floor are two double bedrooms, a single bedroom and a family bathroom. To the second floor is the master bedroom featuring a balcony and en-suite bathroom.

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

4.83 x 3.17 metres (15' 11" x 10' 5")  
Window to the front aspect, carpet flooring, 2 radiators and open aspect to dining area.

### Dining Room

3.09 x 2.74 metres (10' 2" x 9' 0")  
Carpet flooring, sliding doors to conservatory, radiator and access to kitchen.

### Kitchen

3.84 x 3.02 metres (12' 8" x 9' 11")  
Range of wall and base units, laminate worktops, vinyl tiled flooring, extractor hood, gas hob, double oven, integrated fridge/freezer, stainless steel sink with mixer tap, tiled splash back, window to the rear and wooden door leading to the rear garden.

### Conservatory

4.88 x 4.71 metres (16' 1" x 15' 6")  
Vinyl flooring, radiator and French doors to rear garden.

### Downstairs W.c

Vinyl flooring, radiator, tiled splashback, hand wash basin and W.C.

### Master Bedroom

4.23 x 4.29 metres (13' 11" x 14' 1")  
Roof window, window to front aspect, patio doors to balcony, radiator, integrated wardrobes and carpet flooring.

### En Suite

2.35 x 2.38 metres (7' 9" x 7' 10")  
Part tiled walls and floor, chrome towel heater, W/C shower enclosure, roof window, hand wash basin and vinyl flooring.

### Bedroom Two

3.27 x 3.34 metres (10' 9" x 11' 0")  
Integrated wardrobes, radiator, carpet flooring and floor to ceiling window.

### Bedroom Three

4.02 x 3.34 metres (13' 3" x 11' 0")  
Window to the rear, integrated wardrobes, carpet flooring and radiator.

### Bedroom Four

2.98 x 2.43 metres (9' 10" x 8' 0")  
Window to the rear, built in wardrobe, carpet flooring and radiator.

## Additional Images



Garden



Rear Garden



Dining Room



Kitchen



Downstairs W.c



Bedroom Two



Bedroom Three



Bedroom Four



Master Bedroom



Master Bedroom



En Suite



Balcony

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.