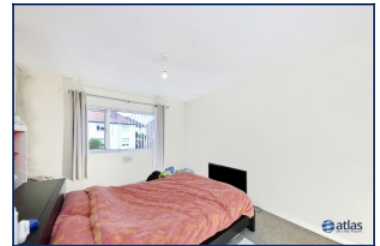


## Stamfordham Drive, Allerton, L19



**For Sale - £210,000 Offers in the Region of**

### Key Features

- 3 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: D
- No Onward Chain
- Well Presented & Maintained Throughout
- Welcoming, Spacious Entrance Area with Cloakroom
- Two Bright and Airy Reception Rooms
- Spacious Kitchen with Utility Room
- Three Sizeable Bedrooms
- Fully Tiled Bathroom with Bath & Shower - Separate Toilet Room for Added Convenience
- Large South Facing Garden with Patio Area
- Fantastic Sought After Location - Close to a Wealth of Amenities, Local Green Spaces, Great Schools and Good Public Transport Links
- Tenant in Occupation Until September 2024

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 92 square metres / 994 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Gas Hob

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 08/09/1969 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 07/09/2968 (approx)
- Lease Term Remaining: 943 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn

### Rental Information

- Tenancy Start Date: 27/09/23
- Tenancy Fixed Term: 12 months

### Description

Welcome to Stamfordham Drive, Allerton, where this charming end of terrace house awaits its new owner. Brought to you by Atlas Estate Agents, this property presents an enticing opportunity to settle into a vibrant community with ease.

As you step through the door, you'll be greeted by a welcoming and spacious entrance area, complete with a convenient cloakroom. The home boasts two

bright and airy reception rooms, perfect for entertaining guests or simply relaxing after a long day.

The heart of the home lies in the spacious kitchen, accompanied by a utility room for added convenience. Whether you're a culinary enthusiast or simply enjoy gathering loved ones around the table, this kitchen offers the space and functionality you need.

Venture upstairs to discover three sizeable bedrooms, each offering comfort and privacy. The fully tiled bathroom features both a bath and shower, ensuring your daily routines are as convenient as they are luxurious. Additionally, a separate toilet room adds an extra layer of convenience for busy households.

Outside, a large south-facing garden beckons, complete with a patio area ideal for al fresco dining or basking in the sun. Embrace the outdoors and create cherished memories in this private sanctuary.

Conveniently located close to a wealth of amenities, local green spaces, great schools, and good public transport links, this property offers the perfect balance of tranquility and accessibility. Plus, with no onward chain, your journey to homeownership can begin seamlessly.

Don't miss out on the opportunity to call this well-presented and maintained house your home. Contact Atlas Estate Agents today to arrange a viewing and start your next chapter in Allerton's sought-after community.

## Additional Images



Bathroom



Back



Stairs



Front Reception Room



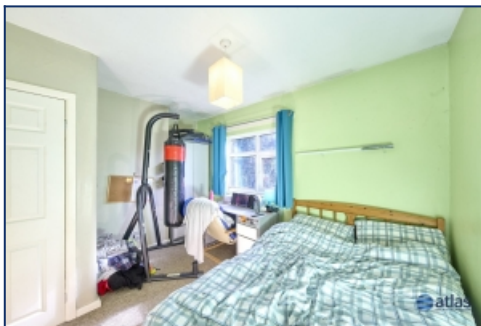
Kitchen And Utility Room



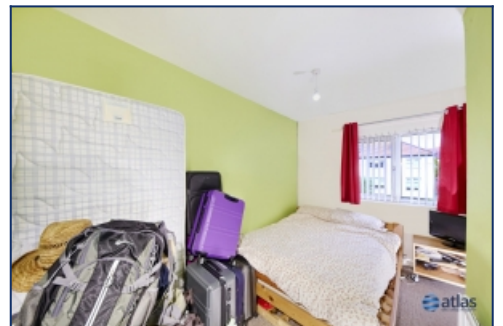
Kitchen



Bathroom & Toilet



Bedroom 1



Bedroom 3



Garden

## Floor Plans



