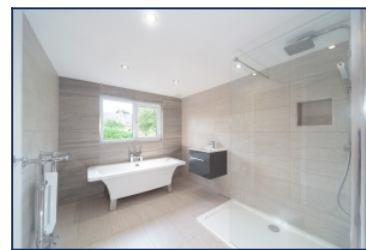
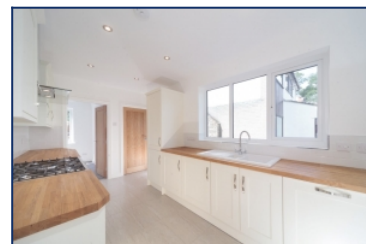


Gateacre Rise, Gateacre, L25



For Sale - £450,000 Offers Over

Key Features

- 4 Bedroom 2 Bathroom Detached House
- EPC Rating: C73
- No Chain - Ready to Move Into
- Full High Specification Refurbishment Throughout
- Planning Permission for Additional Wrap Around Extension
- Family Bathroom & En-suite to Master Bedroom
- Quiet & Sought After Location
- Minutes from Woolton Village
- Surrounded by Quality Local Schools
- Served by Excellent Transport Links
- Off Street Driveway Parking & Detached Garage
- Landscaped Front & Rear Gardens

Further Details

- Tenure: Freehold
- No. of Floors: 3
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Garage, Driveway
- No. of Parking Spaces: 3
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer, Washing Machine, Dishwasher

Description

A substantial 4 bedroom detached family home benefiting from off street parking, front & rear gardens and a high specification refurbishment throughout

The property briefly comprises of; entrance hallway, open plan living/dining area, kitchen and a downstairs W/C. To the first floor are three double bedrooms and a family bathroom. To the second floor is the master bedroom complete with an en-suite bathroom. Externally, there is a driveway along with front and rear gardens.

Further benefits include;

- No chain - ready to move into
- Complete back to brick refurbishment to the latest building regulations
- Planning permission for an additional wrap around extension
- Quality fitted kitchen with integrated appliances
- Fully tiled, modern bathrooms (family and en-suite to master)
- Quiet cul-de-sac location
- Minutes from the amenities of Woolton Village

- Surrounded by quality local schools
- Served by good transport links
- Driveway parking for 3x cars and a detached garage
- Landscaped front and rear gardens
- Double glazing & gas central heating
- Perfect family home

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

Room Details

Hall

Tiled floor, under stairs storage, meter cupboard, designer composite front door with glazed panels and designer radiator.

Living/Dining Area

Open plan living/dining area, windows to the front and rear elevations, French doors to the rear garden, carpet flooring and coving.

Kitchen

Range of kitchen wall and base units, wooden worktops, tiled splash backs, free standing cooker with 5 ring gas hob, extractor hood, 1.5 bowl sink with mixer tap, windows to the front and side aspects, tiled floor, radiator, integrated fridge/freezer, washing machine and dishwasher, PVC door to the side aspect.

Downstairs W.c

Fully tiled walls and floor, wash hand basin, W.C and frosted window to the side aspect.

Front Bedroom

Window to the front aspect, radiator and carpet flooring.

Rear Left Bedroom

Radiator, window to the rear aspect and carpet flooring.

Rear Right Bedroom

Carpet flooring, radiator and window to the rear aspect.

Family Bathroom

Fully tiled walls and floors, bath with mixer taps, walk in shower enclosure, floating vanity sink unit, W/C, chrome heated towel rail and frosted window to the side aspect.

Loft Bedroom

Juliette balcony, radiator, carpet flooring, eaves storage and ceiling spotlights.

Loft En Suite

Fully tiled walls and flooring, walk in shower enclosure, free standing bath with mixer taps, floating vanity sink unit with mixer tap, W/C, heated towel rail, integrated storage and window to the rear aspect.

Front Garden

Feature raised lawn with mature flowerbeds, steps and pathway.

Rear Garden

Indian stone patio area, raised lawn, detached garage to end of driveway and gated access to driveway.

Additional Images



Garden



Kitchen



Hallway



Kitchen



Living/Dining Room



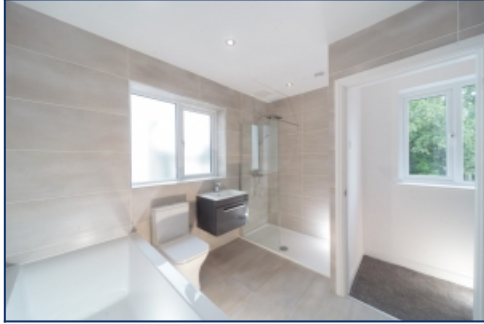
Bedroom



Bedroom

Bedroom

Bedroom



Family Bathroom



Family Bathroom



En Suite



Rear Elevation

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

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.