

Knavesmire Way, Allerton, L19



For Sale - £169,950

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: B83
- Extremely Well Presented Accommodation
- Modern Fitted Kitchen with Dining Area
- Contemporary Family Bathroom
- Sought After South Liverpool Location
- Surrounded by Quality Local Schools
- Served by Excellent Transport Links
- Allocated Car Parking Space
- Front & Back Gardens with Patio Area
- Double Glazing & Gas Central Heating
- Ideal Family Home

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Ground Rent: £150 per annum
- Parking: On Street, Off Street, Allocated
- No. of Parking Spaces: 1
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2007 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 31/12/2156 (approx)
- Lease Term Remaining: 132 year(s) (approx)
- Service Charge: None
- Ground Rent: £150 per annum
- Leasehold Information: Current owner has had a recent quote of Â£5,350 to buy the freehold
- No service charge payable

Description

AN EXTREMELY WELL PRESENTED 3 BEDROOM SEMI DETACHED HOUSE BENEFITING FROM FRONT & REAR GARDENS AND ALLOCATED PARKING

Situated in Allerton, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Penny Lane (made famous by the Beatles!), Allerton Road, Calderstones Park and Allerton Golf Course. Neighbouring suburbs, Aigburth and Mossley Hill, encompass Sefton Park which is listed by English Heritage and covers a remarkable 235 acres. Allerton Road is a well established and fashionable high street offering a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Allerton is also served by many quality schools including the former independent school, Liverpool College, and can be within the catchment area of Blue Coat School in Wavertree, Liverpool's only grammar school. The suburb also offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, front living room, kitchen diner and a downstairs W/C. To the first floor are two double bedrooms, a single bedroom and a family bathroom. Externally there are front and rear gardens and an allocated car parking space.

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

4.95 x 3.58 metres (16' 3" x 11' 9")

Kitchen/Diner

4.63 x 3.68 metres (15' 3" x 12' 1")

W/C

1.78 x 1.00 metres (5' 11" x 3' 4")

Master Bedroom

4.52 x 2.44 metres (14' 10" x 8' 1")

Bedroom Two

4.17 x 2.44 metres (13' 9" x 8' 1")

Bedroom Three

3.07 x 2.13 metres (10' 1" x 7' 0")

Bathroom

2.10 x 1.90 metres (6' 11" x 6' 3")

Additional Images



Rear Garden



Bedroom Two



Hallway



Living Room



Kitchen



Kitchen



Dining Area



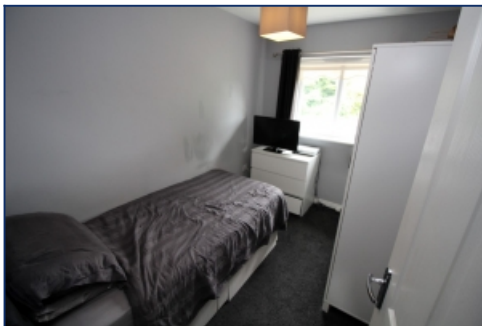
W/C



Master Bedroom



Master Bedroom



Bedroom Three

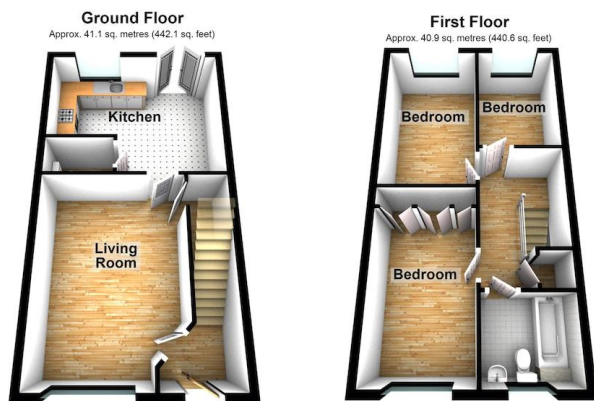


Bathroom



Rear Garden

Floor Plans



This 3D plan is only intended as a guide to the layout of the property, and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the real property.
Plan produced using PlanUp.

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.