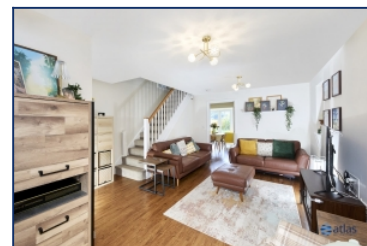


Cartwrights Farm Road, Speke, L24



For Sale - £285,000 Offers in Excess of

Key Features

- 4 Bedroom 2 Bathroom Detached House
- EPC Rating: C
- Well Presented & Ready to Move Into - Karndean Floors Throughout Downstairs with Lifetime Guarantee
- Open Plan Dining Room/Kitchen with Patio Doors to Rear
- Separate Utility Room and Convenient Downstairs W.C
- Master Bedroom with Juliet Balcony and En Suite Bathroom
- Four Spacious Bedrooms
- Large Family Bathroom with Bath and Shower
- Large Plot - Substantial Rear Garden with Decking Area
- Plentiful Storage - Separate Storage Rooms on Both Floors and Large Garage
- Amongst Excellent Amenities - Short Walk to Both New Mersey Retail Park and National Trust Speke Hall (Â£5 Yearly Access for Residents)
- Close to Excellent Transport Links - Minutes to Liverpool John Lennon Airport and Motorways, Easy Access to M62/M57

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 112 square metres / 1,208 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Ground Rent: £250 per annum
- Parking: Off Street, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2012 (approx)
- Original Lease Term: 155 year(s)
- Lease Expiry Date: 31/12/2166 (approx)
- Lease Term Remaining: 142 year(s) (approx)
- Service Charge: None
- Ground Rent: £250 per annum

Description

Welcome to your dream home at Cartwrights Farm Road, Speke, L24, brought to you by Atlas Estate Agents. Nestled in a serene locale, this stunning detached house offers the perfect blend of comfort and convenience.

Step inside to discover a beautifully presented abode, boasting Karndean floors throughout the ground floor, ensuring durability with a lifetime guarantee. The accommodation spans two floors, featuring a spacious reception room and a modern kitchen, ideal for culinary enthusiasts.

Entertaining is a breeze with the open-plan dining room/kitchen, leading seamlessly to the rear patio through elegant patio doors. A separate utility room and downstairs W.C. add to the practicality of the layout.

Upstairs, indulge in the luxury of the master bedroom complete with a Juliet balcony and en suite bathroom, offering a tranquil retreat. Three additional generously sized bedrooms and a large family bathroom with bath and shower cater to all your family's needs.

Outside, a substantial rear garden beckons, complete with a decking area that receives sun all day - perfect for al fresco dining and entertaining. Plentiful storage is available, with separate storage rooms on both floors and a large garage providing ample space for belongings.

Convenience is key, with this property located amidst excellent amenities. Take a leisurely stroll to the nearby New Mersey Retail Park or explore the historic charm of National Trust Speke Hall, with residents enjoying exclusive access for just £5 yearly.

For commuters, excellent transport links abound, with Liverpool John Lennon Airport and major motorways just minutes away, ensuring seamless connectivity to the wider region via the M62/M57.

Don't miss the opportunity to make this exceptional property your new home. Contact Atlas Estate Agents today to arrange a viewing and embark on your next chapter in style.

Additional Images



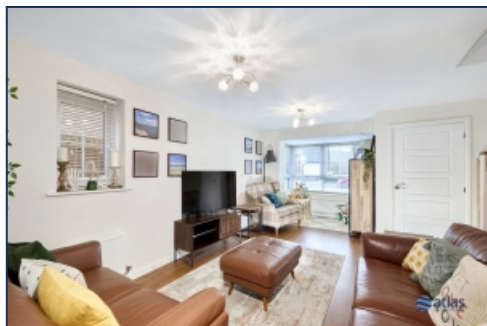
Bedroom 1



Garden



Entrance



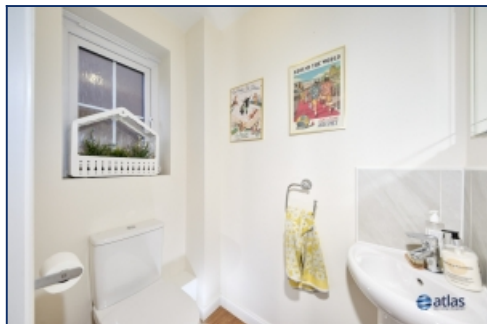
Reception Room



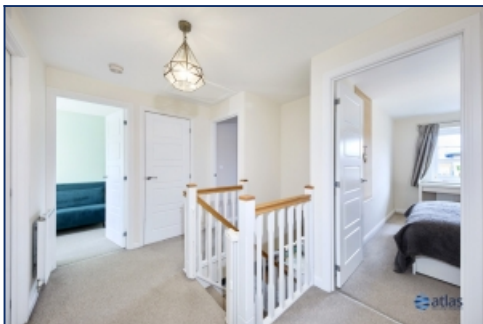
Kitchen/Dining Room



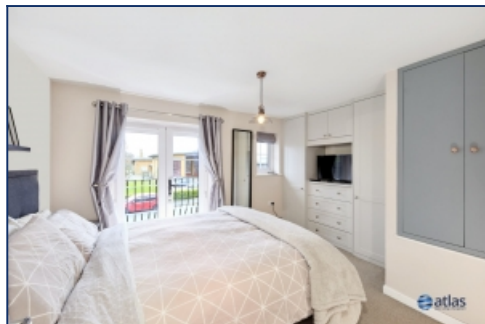
Kitchen



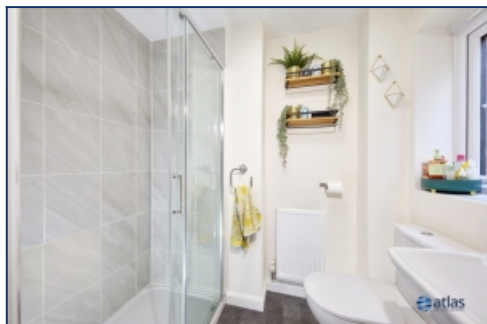
Downstairs W.c



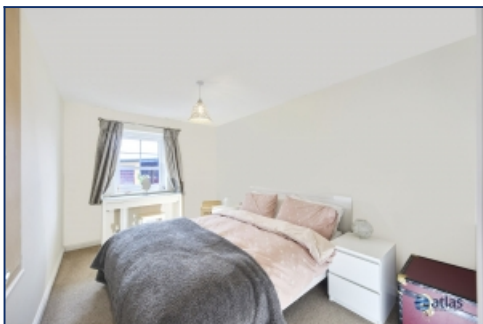
Landing



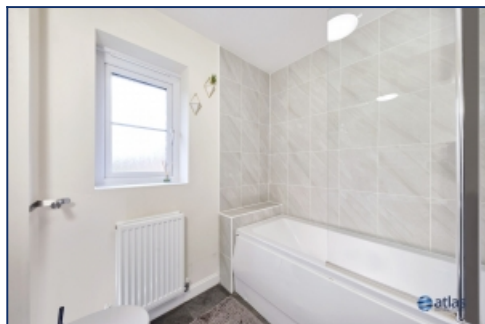
Bedroom 1



En Suite



Bedroom 2



Bathroom



Floor Plans



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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.