

## Acanthus Road, Old Swan, L13



**For Sale - £150,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: D
- Well Presented & Ready to Move Into
- Fully Tiled Family Bathroom
- Large Reception Room With Storage Cupboard
- Three Spacious Bedrooms
- Driveway, on Street and Off Street Parking
- Large South Facing Rear Garden With Patio Area
- Close to Local Green Spaces - 5 Minute Drive to Croxteth Hall and Country Park
- Close to Local Green Spaces - 7 Minute Drive to Both Broad Green and Wavertree Technology Park Stations
- Amongst Excellent Amenities - 8 Minute Drive to Edge Lane Retail Park
- Lovely Family Home Perfect for First Time Buyers

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 67 square metres / 722 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Description

Welcome to your future home at Acanthus Road, Old Swan, L13, brought to you by Atlas Estate Agents! This charming end-of-terrace house is now available for sale, presenting an incredible opportunity for first-time buyers seeking a lovely family home.

As you step into this well-presented property, you'll find a thoughtfully arranged accommodation spread over two floors.

The ground floor boasts a stylish kitchen, perfect for culinary enthusiasts, and a spacious reception room that invites you to unwind in comfort. The large reception room not only provides ample space for entertaining but also features a convenient storage cupboard for your organisational needs. The downstairs fully tiled family bathroom adds a touch of luxury and convenience to your daily routine, making this residence ready for you to move in and start creating lasting memories.

Ascending to the upper floor, you'll discover three generously sized bedrooms, creating the perfect haven for rest and relaxation.

The exterior of the property is just as enticing as its interior. A driveway, on-street, and off-street parking options ensure that convenience is always at your doorstep. The large south-facing rear garden, complete with a charming patio area, beckons you to enjoy the outdoors and provides an ideal space for family gatherings or quiet moments of reflection.



Situated in close proximity to local green spaces, including a mere 5-minute drive to Croxteth Hall and Country Park, this home offers a perfect blend of urban living and natural serenity. Commuting is a breeze with both Broad Green and Wavertree Technology Park Stations just a 7-minute drive away, providing easy access to transportation.

Additionally, the property is conveniently located within an 8-minute drive to Edge Lane Retail Park, surrounded by excellent amenities for your daily needs. This residence truly embodies the concept of a lovely family home, making it an ideal choice for first-time buyers eager to embark on the next chapter of their lives.

Don't miss the chance to make this house your home – contact Atlas Estate Agents today to schedule a viewing and take the first step toward a brighter future!

Additional Images



Bedroom 1



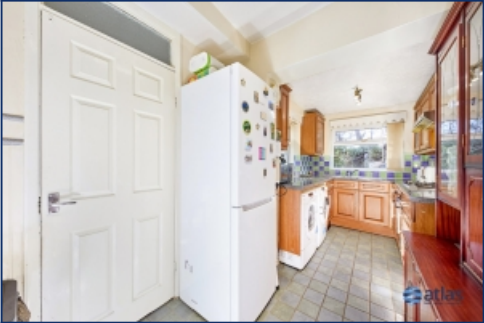
Bedroom 2



Entrance/Stairs



Living Room



Kitchen



Kitchen



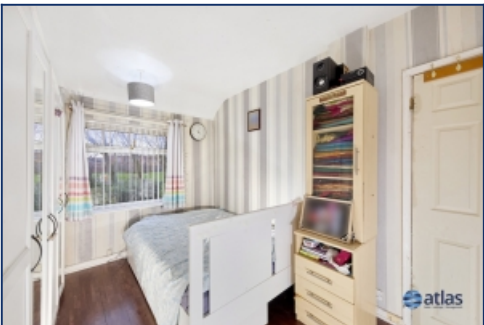
Bedroom 1



Bedroom 3



Garden



Bedroom 2

Floor Plans

