

## Acresgate Court, Gateacre, L25



**For Sale - £180,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Well Presented & Ready to Move Into
- Large Open Plan Living/dining Area
- Bright & Airy Kitchen with Appliances Included
- Three Bedrooms
- Modern Fully Tiled Bathroom with Bath and Separate Shower Enclosure
- Driveway & Garage Parking
- Large Garden with Patio Area
- Amongst Excellent Amenities
- Close to Green Spaces
- Lovely Family Home in L25

### Further Details

- Tenure: Leasehold
- No. of Floors: 3
- Floor Space: 83 square metres / 894 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £60 per annum
- Ground Rent: £15 per annum
- Security: Burglar Alarm
- Parking: Off Street, Garage, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer, Washing Machine

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 23/05/1969 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 22/05/2968 (approx)
- Lease Term Remaining: 942 year(s) (approx)
- Service Charge: £60 per annum
- Ground Rent: £15 per annum

### Description

Welcome to your future home, brought to you by Atlas Estate Agents!

Nestled within the serene surroundings of Acresgate Court in the charming Gateacre neighborhood, this delightful terraced house awaits its new owners. Boasting a convenient location in L25, this property offers the perfect blend of comfort, style, and functionality.

Step inside to discover a meticulously maintained interior spread across three floors, offering ample space for a growing family. The ground floor welcomes you with a spacious reception room, ideal for relaxation and entertaining guests. Adjacent lies the heart of the home, a large open-plan living and dining area bathed in natural light, perfect for creating lasting memories with loved ones.

The bright and airy kitchen, complete with modern appliances, beckons the chef within to whip up culinary delights. Upstairs, three cozy bedrooms provide peaceful retreats, while a fully tiled bathroom offers a luxurious sanctuary featuring both a bath and a separate shower enclosure.

Outside, the property truly shines with its private driveway and garage parking, ensuring convenience and security for your vehicles. Step into the expansive garden, a verdant oasis complete with a charming patio area, offering endless opportunities for outdoor relaxation and alfresco dining.

Beyond the confines of your new abode, you'll find yourself amidst a plethora of excellent amenities, from shops and restaurants to schools and healthcare facilities. Nature enthusiasts will appreciate the proximity to green spaces, perfect for leisurely strolls and family picnics.

In summary, this lovely family home presents a rare opportunity to embrace a lifestyle of comfort and convenience in the heart of L25. With its well-presented interiors and desirable features, this property is truly ready for you to move in and make it your own. Don't miss out on the chance to call this gem your own - schedule a viewing today and unlock the door to your dream home!

### Additional Images



Bedroom 3



Garden



Entrance/Hallway



Kitchen



Landing



Bedroom 2

### Floor Plans



Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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