

## Mayfield Gardens, Cressington, L19



**For Sale - £324,950 Offers in the Region of**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D59
- Extremely Well Presented Throughout
- Quiet and Private Cul De Sac Location
- Large Modern Kitchen
- Downstairs W.C
- Served by Excellent Transport Links
- Spacious Gardens to Front and Rear
- Sought After South Liverpool Suburb
- Three Double Bedrooms
- Quality Local Schools
- Early Viewing Advised!

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

AN EXTREMELY WELL PRESENTED 3 BEDROOM HOME SITUATED IN A PRIVATE CUL DE SAC LOCATION.

Situated in Cressington, a small yet popular south Liverpool suburb and home to many useful amenities including excellent transport links to the city centre and beyond. Neighbouring suburb Aigburth encompasses Lark Lane, Sefton Park and Aigburth Road. The area is also home to good schools including Gilmour Junior School and can be within the catchment area of St Margaret's Academy.

The accommodation briefly comprises of; entrance hallway, two reception rooms to the front aspect (double fronted) with one featuring a fully functional fireplace and open plan access to the dining room and spacious kitchen, utility room with W/C and bi fold doors providing access to rear garden. To the first floor are three double bedrooms, a family bathroom and separate W/C. Externally there are mature, private gardens to the front and rear of the property with the added benefit of not being over looked and ample on street car parking.

The location of this property really has to be seen to be appreciated, tucked away in the heart of south Liverpool it makes for the perfect family home.

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



## Additional Images



Kitchen



Kitchen



Kitchen



Dining Room



Dining Room



Living Room



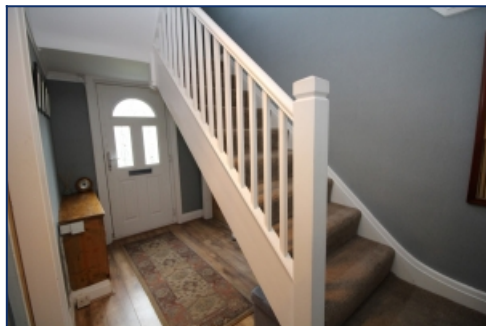
Utility Room & W/C



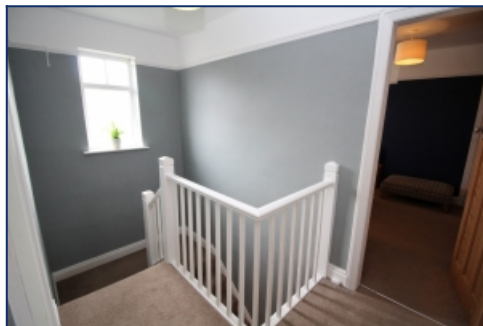
Second Reception Room



Second Reception Room



Entrance Hallway



Landing



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bathroom



W/C



Rear Garden



Rear Elevation

## Floor Plans



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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.