

## Merton Crescent, Huyton, L36



**For Sale - £260,000 Offers Over**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- Beautiful Family Home in the Sought-after L36 Area
- Spacious Lounge with a Feature Fireplace
- Open-plan Living and Kitchen Area, Perfect for Modern Living
- Contemporary Fitted Kitchen with High-quality Finishes
- Flexible Downstairs Room Ideal for Use as an Office or Additional Living Space
- Two Generous Double Bedrooms
- Versatile Third Bedroom, Suitable for a Variety of Uses
- Stylish Modern Bathroom with Both a Bath and Overhead Shower
- Expansive, Well-maintained Garden - Ideal for Outdoor Entertaining
- Ample Driveway for Two Cars

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,011 square feet / 94 square metres
- Council Tax Band: B
- Local Authority: Knowsley Metropolitan Borough Council
- Security: Burglar Alarm
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Fridge/Freezer, Washing Machine

### Description

Atlas Estate Agents are delighted to present this beautifully appointed semi-detached residence, proudly positioned on the ever-popular Merton Crescent in Huyton, L36 - a true gem of a family home that offers both comfort and contemporary style.

Set across two well-proportioned floors, this inviting property welcomes you with a spacious lounge, bathed in natural light and centred around a charming feature fireplace - the perfect setting for cosy evenings in. Flowing seamlessly from here is the open-plan living and kitchen area, an ideal space for modern family life and entertaining alike. The contemporary fitted kitchen boasts sleek, high-quality finishes, making everyday living a pleasure.

The ground floor also benefits from a flexible reception room that can be tailored to your needs - whether it be a peaceful home office, a playroom, or a second living space.

Upstairs, the home continues to impress with two generous double bedrooms and a versatile third bedroom, ready to adapt to a child's room, nursery, dressing room, or guest space. A stylish, modern bathroom completes the upper floor, featuring both a bathtub and an overhead shower to suit every routine.

Step outside and discover an expansive, well-maintained garden - a private oasis perfect for summer barbecues, family gatherings, or simply relaxing under the sun. To the front, an ample driveway provides off-road parking for two vehicles.

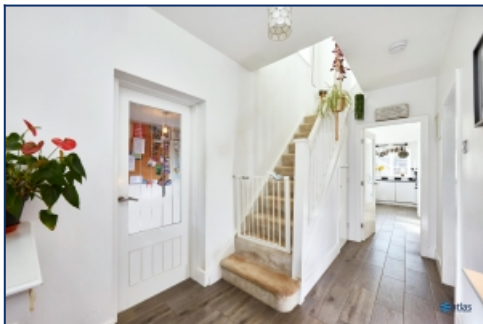
Whether you're a growing family or a first-time buyer seeking space and sophistication, this charming home in the sought-after L36 postcode ticks every box.

Offered for sale by Atlas Estate Agents - don't miss the opportunity to make this superb property your own.

## Additional Images



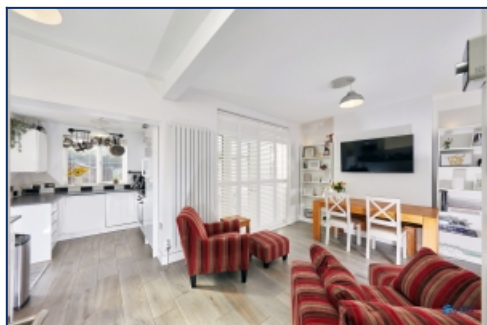
Garden



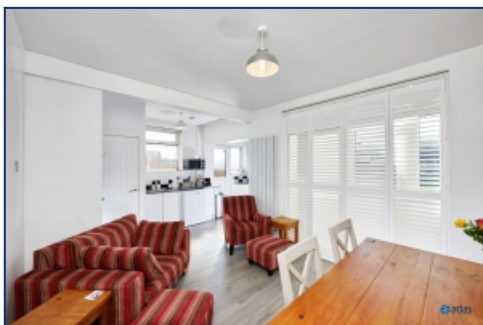
Hallway



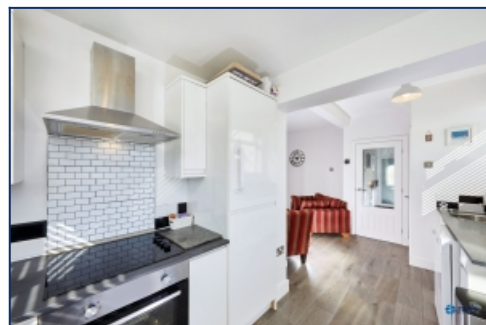
Lounge



Reception/Kitchen



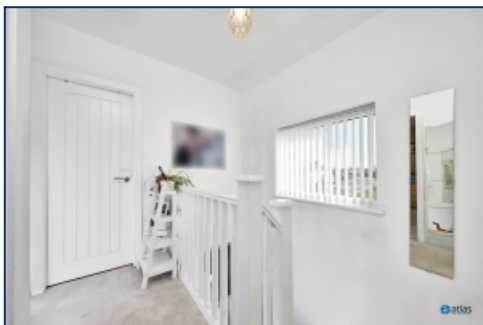
Reception Room



Kitchen



Office



Landing



Bedroom



Bedroom

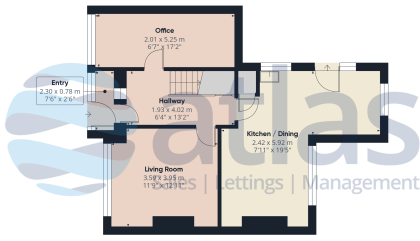


Bedroom

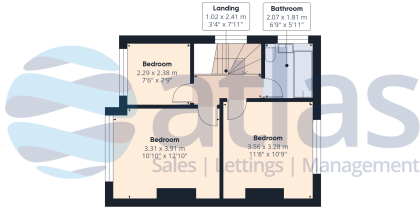


Garden

## Floor Plans



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 95.03 m<sup>2</sup>  
 1011.95 sq ft

(1) Excluding balconies and terraces

Atlas estate agents has been made the error accuracy, all measurements are approximate and for guide. This floor plan is for Australia purposes only.

Calculations are based on RICS EPM 3C standard.  
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