

## Kings Lynn Drive, Cressington, L19



**For Sale - £360,000 Offers in Excess of**

### Key Features

- 4 Bedroom 2 Bathroom Detached House
- EPC Rating: C
- Spacious, Welcoming Entrance/Hallway
- Two Bright and Airy Reception Rooms
- Modern Fitted Kitchen with Appliances
- Four Generously Sized Bedrooms
- Master Bedroom with Modern En Suite Bathroom
- Modern Family Bathroom with Bath and Separate Shower Enclosure
- Convenient Downstairs W.C
- Spacious and Well Manicured Back Garden Featuring a Summer House
- Front Garden and Driveway Parking
- Lovely Family Home in Desirable L19 Location

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 124 square metres / 1,335 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £137 per annum
- Ground Rent: £404 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, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2006 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3004 (approx)
- Lease Term Remaining: 980 year(s) (approx)
- Service Charge: £137 per annum
- Ground Rent: £404 per annum

### Description

Atlas Estate Agents are delighted to present this exquisite detached family home, now available for sale in the highly sought-after Kings Lynn Drive, Cressington, L19. This stunning property boasts a perfect blend of modern amenities and classic charm, offering an ideal retreat for any family.

Upon entering, you are greeted by a spacious and welcoming hallway that sets the tone for the rest of the home. The ground floor features two bright and airy reception rooms, providing ample space for both relaxation and entertainment. The modern fitted kitchen is a chef's dream, equipped with high-quality appliances and plenty of workspace for culinary creativity.

The first floor hosts four generously sized bedrooms, each offering a tranquil escape from the hustle and bustle of daily life. The master bedroom benefits from a stylish en suite bathroom, while the modern family bathroom, complete with a bath and separate shower enclosure, caters to the needs of the entire household.

A convenient downstairs W.C. adds to the practicality of this well-designed home. Outside, the property continues to impress with a spacious, well-manicured back garden featuring a summer house, ideal for outdoor activities and al fresco dining. The front garden, coupled with driveway parking, enhances the overall appeal of this lovely family home.

Situated in the desirable L19 location, this residence is a rare find and an opportunity not to be missed. Whether you're looking to upsize or relocate, this property offers everything you need for a comfortable and elegant lifestyle.

## Additional Images



Family Bathroom



Back



Stairs



Downstairs W.c



Front Reception Room



Back Reception Room



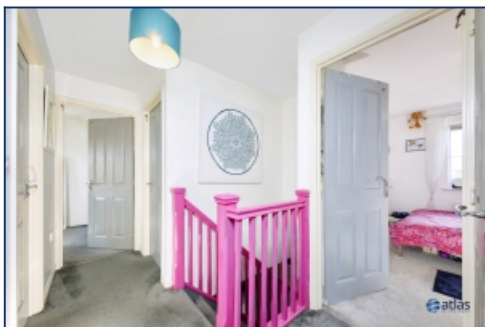
Kitchen



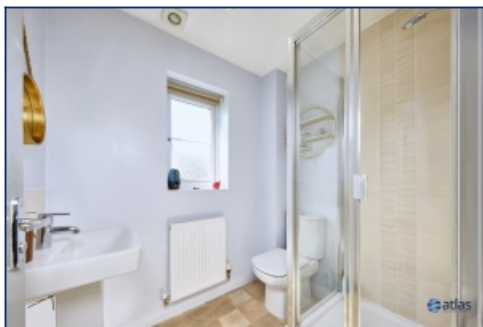
Kitchen



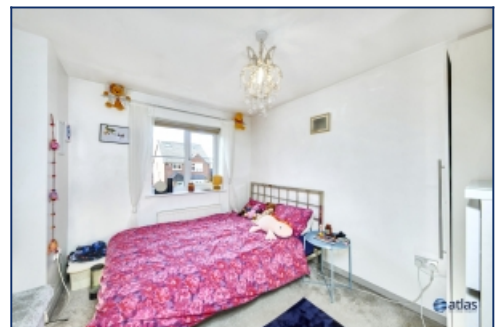
Kitchen



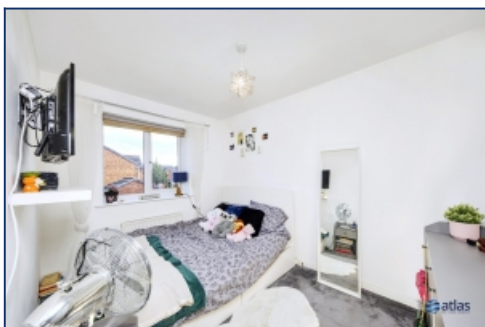
Landing



En Suite



Bedroom 2



Bedroom 3

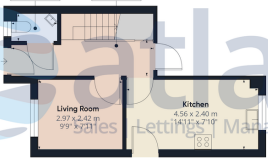


Garden

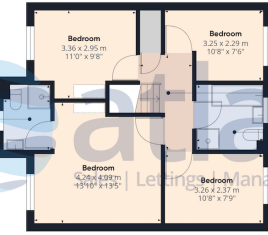
## Floor Plans

WC  
1.65 x 1.01 m  
5'4" x 3'3"

Hallway  
4.32 x 1.22 m  
14'1" x 4'0"



Ground Floor



Floor 1

Approximate total area\*  
79.23 m<sup>2</sup>  
856.27 ft<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements and specifications are to guide. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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