

## Pennsylvania Road, Clubmoor, L13



**For Sale - £250,000**

### Key Features

- 3 Bedroom 2 Bathroom Detached House
- EPC Rating: C
- Offered with No Onward Chain
- Bright and Spacious Lounge Featuring a Charming Window Nook
- Convenient Ground Floor W.C.
- Stylish Modern Kitchen/Diner with Integrated Appliances and French Doors Leading to Garden
- Three Generously Proportioned and Immaculately Presented Bedroom
- Master Bedroom with Built-in Wardrobe and Contemporary En-Suite
- Modern Fully Tiled Family Bathroom with Bathtub
- Practical Under-Stairs Storage Space
- Beautifully Maintained Garden with Rear Access to Garage
- Private Driveway for One Car and Well-Kept Front Lawn with Mature Plants

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,096 square feet / 102 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: Off Street, Garage, Driveway
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Oven, Fridge/Freezer, Washing Machine, Wine Cooler

### Description

Atlas Estate Agents are delighted to present this stunning detached house for sale, located on the sought-after Pennsylvania Road in Clubmoor, L13.

This beautifully presented family home offers a harmonious blend of modern living and timeless charm, with accommodation thoughtfully arranged over two spacious floors. The property is offered with no onward chain, making it a perfect choice for those seeking a smooth and swift move.

Upon entering, you are welcomed by a bright and spacious lounge, enhanced by a delightful window nook that invites plenty of natural light, creating a warm and inviting atmosphere. There are two generous reception rooms, ideal for both entertaining and relaxing with family and friends.

The heart of the home is undoubtedly the stylish and modern kitchen/diner, complete with integrated appliances and sleek finishes. French doors open out onto a beautifully maintained garden, offering a seamless indoor-outdoor flow, perfect for summer gatherings. A convenient ground floor W.C. and practical under-stairs storage space provide added functionality to this charming home.

Upstairs, you'll find three generously proportioned and immaculately presented bedrooms. The master bedroom boasts a built-in wardrobe and a luxurious contemporary en-suite. The fully tiled family bathroom features a bathtub, offering a modern and tranquil space for relaxation.

Outside, the private driveway accommodates one car, while the well-kept front lawn is adorned with mature plants, adding to the property's kerb appeal. To the rear, the beautifully maintained garden offers rear access to the garage, completing the outdoor space.

This exceptional home is perfect for those looking for a stylish, move-in-ready property in a prime location, with the added advantage of no onward chain. Viewings are highly recommended to fully appreciate everything this home has to offer.

## Additional Images



Bathroom



Garden/Garage



Hallway



Downstairs W.c.



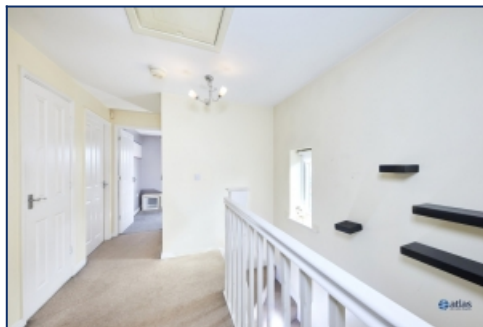
Lounge



Kitchen / Dining Room



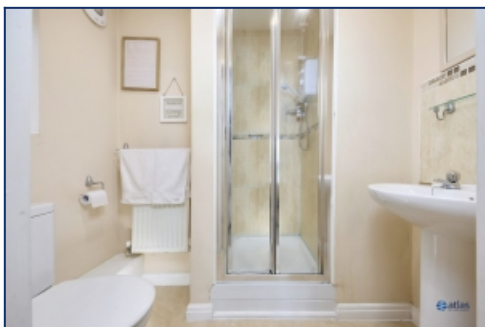
Kitchen / Dining Room



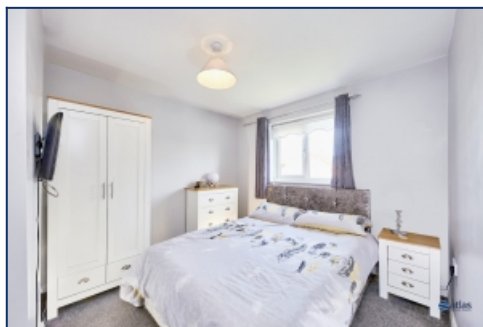
Landing



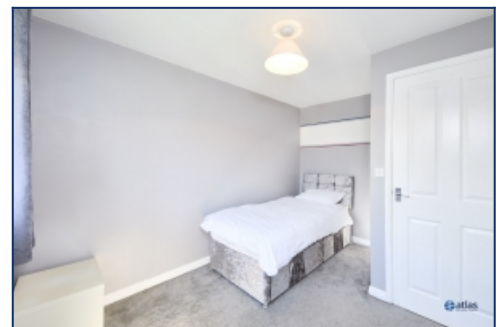
Bedroom One



En-suite



Bedroom Two



Bedroom Three



Garden



# 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)

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.