

## Mather Avenue, Allerton, L19



## For Sale - £250,000 Offers in Excess of

### Key Features

- 3 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: D
- No Onward Chain
- Spacious and Bright Front Reception Room
- Open Plan Back Reception Room and Sunroom with Views of the Garden
- Fitted Kitchen with Plentiful Storage
- Three Bright and Airy Good Sized Bedrooms
- Large Fully Tiled Bathroom with Shower Enclosure
- Extremely Well Manicured Back Garden
- Convenient Outhouse in Garden
- Close to a Wealth of Amenities, Popular Schools and Good Public Transport Links - 4 Minutes to South Parkway
- Highly Sought After Area L19

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 90 square metres / 964 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Electric Hob (Ceramic)

### Description

Atlas Estate Agents are delighted to bring to market this charming end-of-terrace home, nestled on the sought-after Mather Avenue in the heart of Mossley Hill, L19. This property offers a rare opportunity to acquire a delightful residence in a highly coveted area, with the added advantage of no onward chain.

The accommodation, thoughtfully arranged over two floors, welcomes you with a spacious and bright front reception room that sets the tone for the entire home. The rear of the property boasts an open-plan reception area, seamlessly flowing into a sunroom that bathes in natural light, offering serene views of the meticulously manicured garden – a true haven of tranquillity.

The fitted kitchen is well-equipped with ample storage, perfect for culinary enthusiasts, and serves as the heart of the home. Upstairs, you will find three bright and airy bedrooms, each generously sized and filled with light, providing comfortable and versatile living spaces for the whole family. The large, fully tiled bathroom is designed with relaxation in mind, featuring a modern shower enclosure.

The garden is a standout feature, beautifully maintained with lush greenery and a convenient outhouse, ideal for storage or as a small workshop. The property is ideally situated close to an abundance of local amenities, popular schools, and excellent public transport links, with Liverpool South Parkway just a four-minute journey away.

This home embodies the perfect blend of comfort, convenience, and character, making it an ideal choice for families and professionals alike. Don't miss the opportunity to make this exceptional property your own.

## Additional Images



Bathroom



Garden



Stairs



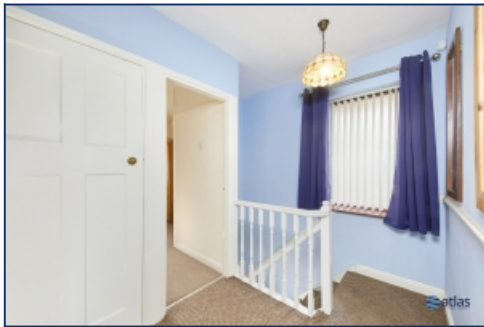
Front Reception Room



Sunroom



Kitchen



Landing



Bedroom 1



Bedroom 2



Bedroom 3



Back

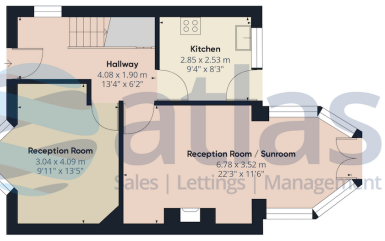


Garden

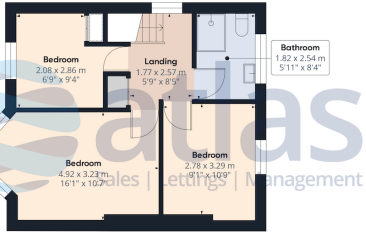


Garden

## Floor Plans



Ground Floor



Floor 1

Approximate total area\*  
 89.23 m<sup>2</sup>  
 964.23 sq ft

(\*) Excluding balconies and terraces

Atlas Estate Agents has been made the agent of record, all measurements are approximate and for guide. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

05/07/2020

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