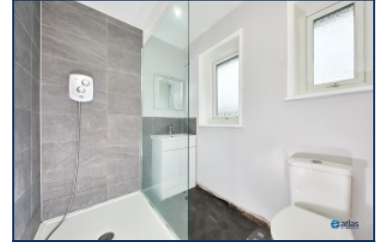


## Mather Avenue, Allerton, L19



For Sale - £230,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Exciting Potential for Customisation
- Fully Rewired with a Modern Heating System
- Charming Lounge with Bay Window Feature
- Convenient Under-Stairs Storage Space
- Brand-New Bathroom with a Contemporary Walk-In Shower
- Three Spacious Double Bedrooms
- Generous South-Facing Garden, Perfect for Entertaining
- Ample Loft Space with Excellent Potential
- Energy-Efficient Double Glazing and a Modern Heat Pump for Heating and Hot Water
- Prime Location in L19 - Close to Outstanding Local Amenities and Excellent Transport Links, just a 7-Minute Walk from South Parkway Train Station

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 867 square feet / 81 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Double Glazing

### Description

A Hidden Gem in the Heart of Allerton

Atlas Estate Agents proudly presents this delightful terraced home, nestled on the sought-after Mather Avenue in the thriving L19 area. This charming property offers a blend of traditional character and modern convenience, with exciting potential to make it truly your own.

The accommodation is arranged over two floors, with a thoughtfully designed layout that maximises space and light. As you step through the front door, you are welcomed by a warm and inviting lounge, complete with a characterful bay window that bathes the room in natural light. The adjoining reception room provides a versatile space, ideal for dining, entertaining, or relaxing with family.

The heart of the home lies in its well-proportioned kitchen, ready to be tailored to your taste. Meanwhile, clever under-stairs storage ensures practicality is never compromised.

Upstairs, the property boasts three spacious double bedrooms, each brimming with potential to reflect your personal style. A newly fitted bathroom showcases contemporary elegance, featuring a sleek walk-in shower that combines luxury with functionality.

To the rear, a generous south-facing garden promises endless opportunities for outdoor living, from alfresco dining to summer soirées. For those with an eye for future projects, the ample loft space offers excellent potential to expand.

Fully rewired and equipped with a modern heat pump for heating and hot water, this home also benefits from double glazing and efficient gas central heating, ensuring comfort and peace of mind.

Located in the vibrant Allerton community, this property is perfectly positioned to enjoy outstanding local amenities, excellent schools, and superb transport links. South Parkway train station is just a 7-minute stroll away, connecting you effortlessly to the heart of Liverpool and beyond.

With endless possibilities for personalisation and a prime location, this Mather Avenue treasure is not just a house - it's the foundation for your next chapter. Viewing is highly recommended to appreciate all this wonderful home has to offer.

Price and viewing details available upon request.

## Additional Images



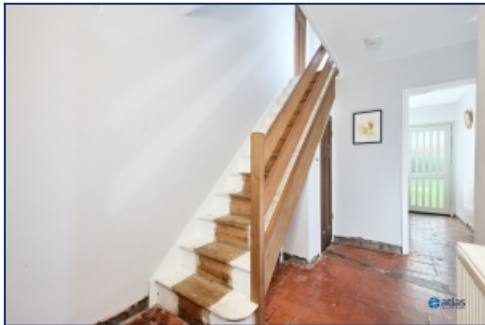
Dining Room



Garden



Hallway



Hallway



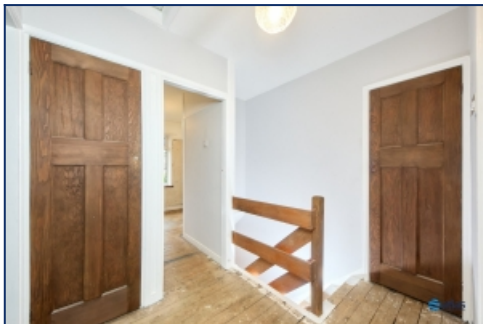
Lounge



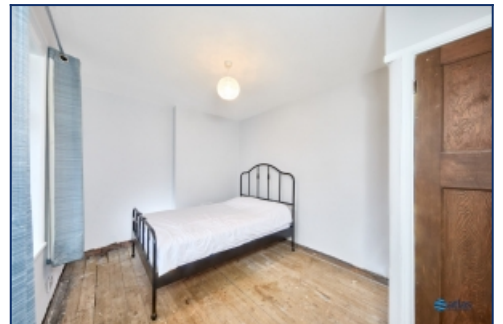
Kitchen



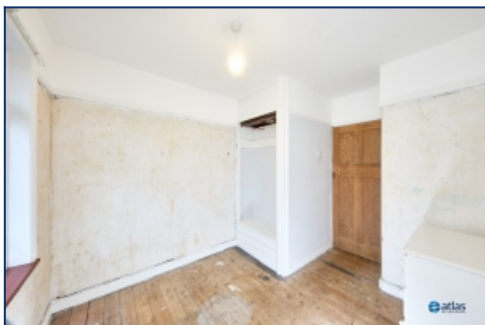
Kitchen



Landing



Bedroom

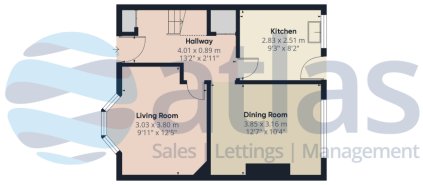


Bedroom

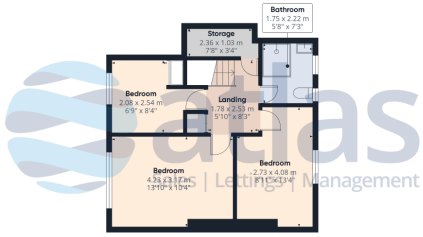


Garden

## Floor Plans



Ground Floor



Floor 1

**Approximate total area\***

80.51 m<sup>2</sup>  
866.6 ft<sup>2</sup>

**Reduced headroom**

0.20 sqm  
10.67 sqft

(\*) Excluding balconies and terraces

Reduced headroom  
Below 1.9 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GSM/FE340

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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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.