

## Admiral Grove, Toxteth, L8



For Sale - £120,000 Offers Over

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Lovely 2 Bed Family Home with Garden - Excellent Location L8
- No Chain
- Two Well-Appointed Bedrooms
- Attractive, Neutral Decoration Throughout
- Benefits from Good Sized Garden - Excellent Potential
- Bright Open Plan Kitchen/Living Area
- Presentable Kitchen with Modern Units
- Six Minutes to Liverpool City Centre
- Minutes to Main Rail Links Connecting to City Centre
- Good Sized Family Bathroom

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 59 square metres / 635 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 25/03/1956 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 24/03/2955 (approx)
- Lease Term Remaining: 930 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn
- Leasehold Information: The ground rent is £12.50 per year in today monies.

The vendor has confirmed however that there is no service charge to pay, there is a ground rent but nobody is demanding/collecting.

### Description

Introducing a Gem in Toxteth - Your Dream Terraced Home Awaits!

Atlas Estate Agents proudly presents this charming terraced house that has just hit the market. Nestled in the heart of Admiral Grove, Toxteth, this splendid

2-bedroom family home offers a captivating blend of modern convenience and classic charm.

As you step through the door, you'll be greeted by a warm and inviting atmosphere. The ground floor boasts an open-plan layout, seamlessly connecting the kitchen and reception room, creating the perfect space for quality family time or entertaining friends.

The kitchen is a true masterpiece, featuring modern units and ample counter space that will ignite your inner chef. Whether you're preparing a quick weekday meal or experimenting with gourmet recipes, this kitchen will inspire culinary creativity.

Two well-appointed bedrooms await you upstairs, adorned with attractive, neutral decoration that complements any style. You'll find tranquility and comfort in these retreats, perfect for a good night's rest after a long day.

The bathroom, a serene oasis, promises relaxation and rejuvenation. Immerse yourself in the spacious family bathroom, a canvas ready for your personal touches.

With accommodation thoughtfully arranged over two floors, this delightful home ensures privacy and functionality for your family. And the best part? No onward chain, giving you the freedom to make this house your very own with no delay.

Venture outside to discover the hidden gem of this property - a good-sized garden offering endless potential. Create your own outdoor sanctuary, a place to enjoy al fresco dining, host summer barbecues, or simply bask in the sun's embrace.

Location couldn't be more perfect - a mere six minutes to the vibrant heart of Liverpool City Centre. If you're a commuter, you'll love the convenience of being just minutes away from main rail links connecting you seamlessly to the city's bustling core.

Don't miss this incredible opportunity to make this house your home. Contact Atlas Estate Agents today to schedule your viewing and experience the magic of Admiral Grove, L8. Your future awaits!

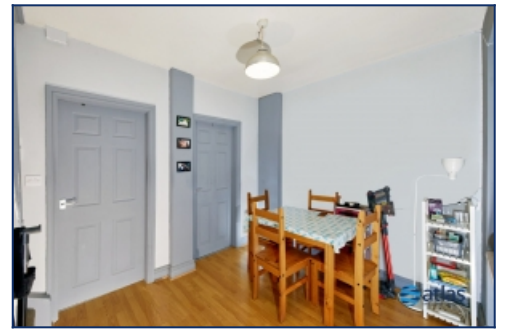
## Additional Images



Bathroom



Garden



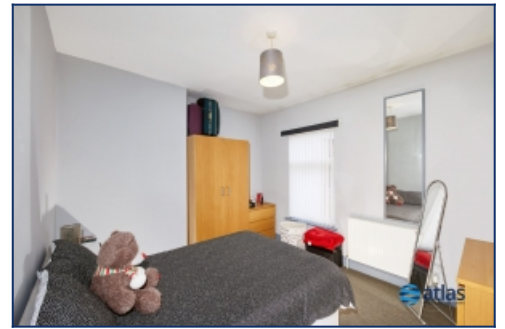
Open Plan Dining Room



Lounge



Bedroom

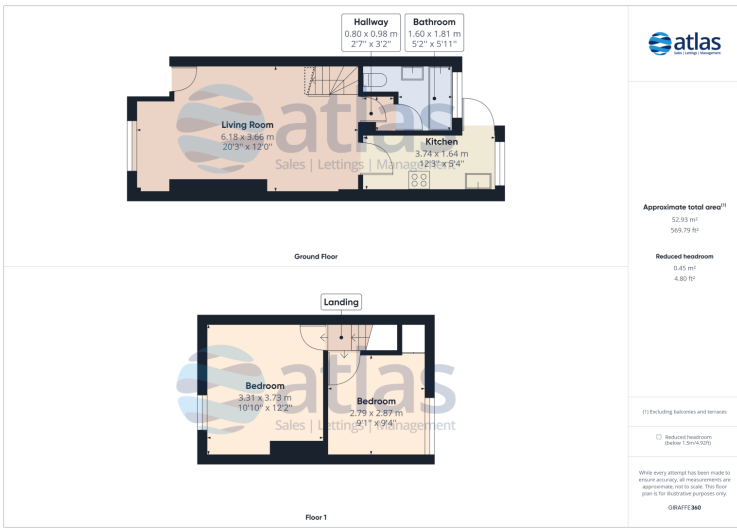


Bedroom



Garden

## Floor Plans



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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.