

Royston Street, Edge Hill, L7



For Sale - £250,000 Offers Over

Key Features

- 3 Bedroom 1 Bathroom Detached House
- EPC Rating: B
- No Onward Chain
- Two Spacious Reception Rooms with Large Windows
- Spacious Contemporary Fitted Kitchen with Appliances
- Convenient Downstairs W.C
- Three Bright and Airy Good Sized Bedrooms
- Modern Fully Tiled Bathroom with Bath and Overhead Shower
- Large South Facing Garden with Patio Area
- Local Green Spaces - Minutes Walk to Wavertree Botanic Gardens
- Excellent Transport Links - Minutes Walk to Edge Hill Station
- Well-Presented, Contemporary Home in Desirable L7 Location

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 90 square metres / 965 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer, Washing Machine, Dishwasher

Description

Nestled within the heart of the vibrant Edge Hill community, this enchanting detached house stands as a testament to modern living, awaiting its fortunate new owners. Proudly brought to the market by the esteemed Atlas Estate Agents, this property at Royston Street, L7, offers a harmonious blend of comfort and contemporary elegance.

Step through the inviting threshold to discover a haven of tranquility, where every detail has been meticulously crafted for a truly exceptional living experience. The ground floor boasts a welcoming reception room, adorned with large windows that bathe the space in natural light, creating an inviting ambiance for gatherings or moments of quiet reflection.

Beyond lies the crown jewel of this abode - a spacious contemporary kitchen, replete with sleek fittings and top-of-the-line appliances, providing the perfect canvas for culinary creativity. A convenient downstairs W.C. adds practicality to the charm of the main floor.

Ascend the staircase to find three bright and airy bedrooms, each offering a sanctuary for rest and rejuvenation. The modern fully tiled bathroom beckons with its promise of relaxation, featuring a luxurious bath and overhead shower, ensuring every moment spent here is a pampering indulgence.

Outside, a large south-facing garden awaits, offering a private retreat for al fresco dining, leisurely strolls, or simply basking in the warmth of the sun. A

patio area provides the ideal setting for entertaining guests or enjoying quiet moments amidst nature's embrace.

The allure of this residence extends beyond its confines, with its enviable location offering easy access to local green spaces, including the picturesque Wavertree Botanic Gardens, mere minutes away. Excellent transport links, with Edge Hill Station just a short stroll from your doorstep, ensure seamless connectivity to the wider city and beyond.

Presenting a well-presented, contemporary home in the highly desirable L7 locale, this property embodies the epitome of modern living. With no onward chain, seize the opportunity to make this exquisite dwelling your own and embark on a new chapter of unparalleled comfort and style.

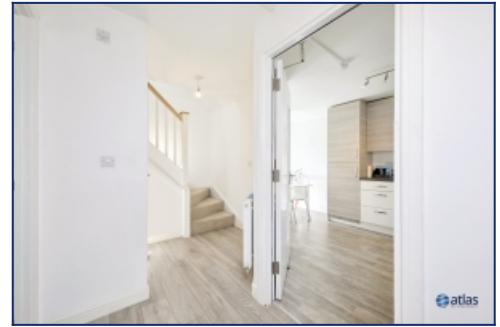
Additional Images



Bathroom



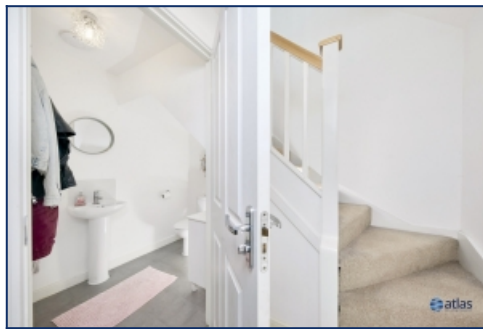
Garden



Hallway



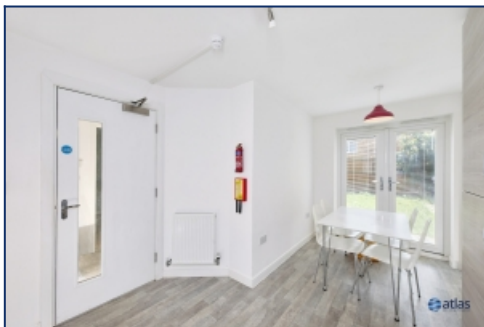
Reception Room 2



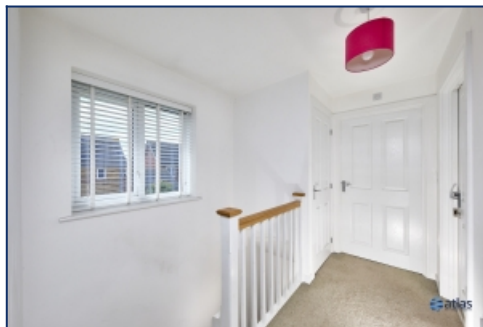
Downstairs W.c.



Reception Room



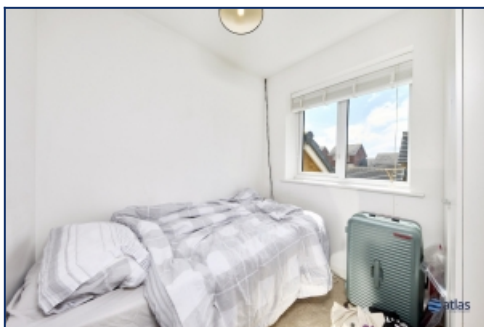
Reception Room



Landing



Bedroom 2

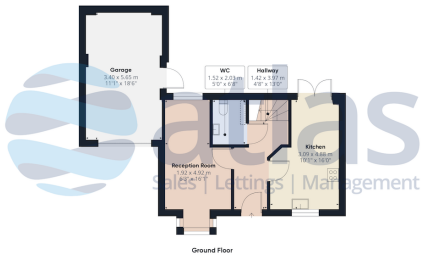


Bedroom 3

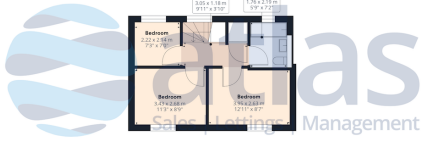


Garden

Floor Plans



Ground Floor



Floor 1

Approximate total area*

89.67 m²

965.2 ft²

Reduced headroom

0.25 m²

2.68 ft²

(*) Excluding balconies and terraces

Reduced headroom

Below 2.00m (6'6")

When every attempt has been made to ensure accuracy, all measurements and approximations, not to scale. This floor plan is for illustrative purposes only.

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