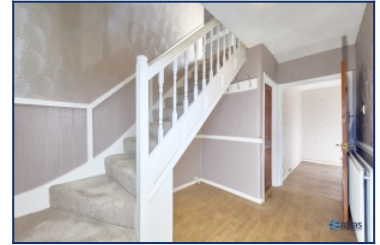


## Stamfordham Grove, West Allerton, L19



For Sale - £230,000 Offers in Excess of

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Sizeable Corner Plot with No Onward Chain
- Excellent Opportunity to Add Value Through Refurbishment
- Two Bright and Spacious Reception Rooms
- Kitchen with Pantry and Door to Rear Garden
- Three Bright, Well-Appointed Bedrooms
- Convenient Separate W.C. Upstairs
- Private Rear Patio and Garden
- Off Street, Driveway Parking
- Great Location on Quiet, Residential Road, Positioned on a Large Corner Plot
- Excellent Transport Links - 5 Minute Walk to Liverpool South Parkway Railway Station

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 85 square metres / 919 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker

### Description

Nestled in the heart of the charming Stamfordham Grove, West Allerton, Atlas Estate Agents proudly presents this delightful semi-detached house for sale. This well-proportioned property offers a unique opportunity to create a dream home, brimming with potential and perfectly positioned in a quiet, residential road.

The accommodation is thoughtfully arranged over two floors, featuring two bright and spacious reception rooms that are perfect for entertaining or relaxing with the family. The kitchen, complete with a handy pantry and direct access to the private rear garden, promises to be the heart of the home, ideal for culinary creativity and casual dining.

Upstairs, you will find three generously sized, well-appointed bedrooms, each awash with natural light. A convenient separate W.C. accompanies the main bathroom, providing practicality for modern living.

Outside, the property boasts a private rear patio and garden, a serene space for outdoor gatherings or quiet reflection. With off-street, driveway parking, convenience is at the forefront, while the excellent transport links, including a mere five-minute walk to Liverpool South Parkway Railway Station, ensure

effortless connectivity to the wider city.

With no onward chain, this property represents an excellent opportunity to add value through refurbishment, making it a compelling choice for those looking to tailor a home to their tastes. Don't miss the chance to make this house your own in a sought-after location with a wealth of potential.

## Additional Images



Front Reception Room



Bedroom 2



Kitchen



Landing



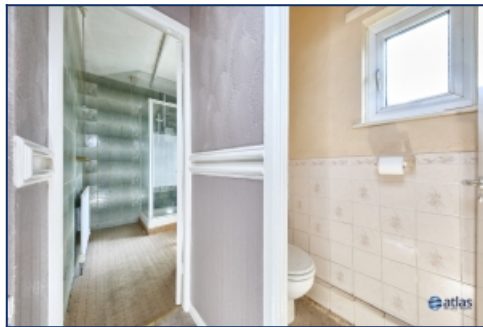
Bedroom 1



Bedroom 3



Bathroom



W.c.



Rear Patio



Rear Patio



Rear Garden



Front Garden

## Floor Plans



**Approximate total area\***

85.34 m<sup>2</sup>  
918.59 ft<sup>2</sup>

**Reduced headroom**

1.50 m<sup>2</sup>  
17.01 ft<sup>2</sup>

(\*) Excluding balconies and terraces

Reduced headroom  
..... Below 1.0 m/3'6"

Atlas Estate Management has been made to ensure accuracy, all measurements are approximate and to guide. This floor plan is for Australia purposes only. Calculations are based on BCC/ENAS AC standards.

GEM/FE/300

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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.