

## Stoneycroft Crescent, Stoneycroft, L13



**For Sale - £230,000**

### Key Features

- 3 Bedroom 3 Bathroom Semi-Detached House
- EPC Rating: D
- Spacious Lounge with Bay Window and Feature Fireplace
- Modern Open-plan Kitchen/diner
- Stylish Downstairs Bathroom
- Versatile Granny Flat with Optional Independent Access
- Two Double Bedrooms with Fitted Wardrobes
- Third Bedroom Ideal as an Office or Child's Room
- Additional Modern Bathroom with Shower
- Cleverly Designed Office Space Under the Stairs
- Just a 17-minute Drive to Liverpool City Centre
- Fully Double Glazed with Efficient Gas Central Heating

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,135 square feet / 105 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Driveway
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

A Spacious and Versatile Semi-Detached Home in the Heart of Stoneycroft

Brought to market by Atlas Estate Agents, this beautifully presented semi-detached house offers an exceptional opportunity for family living in the sought-after area of Stoneycroft, L13. Located on the quiet and peaceful Stoneycroft Crescent, the property is just a short 17-minute drive from Liverpool city centre, making it the ideal balance of suburban tranquillity and urban convenience.

Arranged over two well-proportioned floors, this home features three generously sized bedrooms, including two doubles complete with fitted wardrobes, ensuring plenty of storage space. The third bedroom offers a perfect flexible space for use as an office or a child's room, catering to the diverse needs of modern living.

The ground floor welcomes you with a spacious lounge, bathed in natural light from the bay window and enhanced by a charming feature fireplace – the perfect spot for relaxing. The modern open-plan kitchen/diner is stylish and functional, offering ample space for cooking and dining with family and friends. A clever office nook under the stairs further maximises the space available.

Adding to the appeal, the property boasts three bathrooms, including a luxurious family bathroom with a shower, as well as a stylish downstairs bathroom

for added convenience. Additionally, there is a versatile granny flat, which can be accessed independently, providing an ideal space for extended family or guests.

This property is fully double-glazed and benefits from efficient gas central heating, ensuring comfort and warmth throughout the year. Whether you're looking to enjoy the modern comforts of a family home or make use of the versatile living spaces, this property truly offers the best of both worlds.

For sale now, this wonderful home is ready to welcome its next lucky owners. Don't miss the chance to make it yours. Contact Atlas Estate Agents to arrange a viewing today!

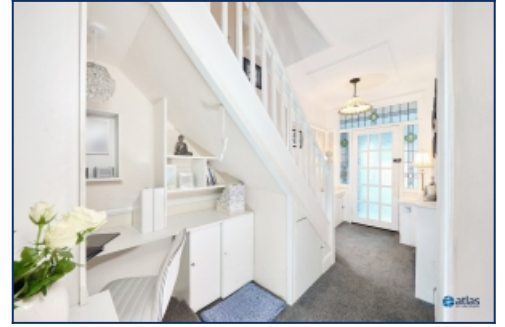
## Additional Images



Garden



Entry



Hallway



Lounge



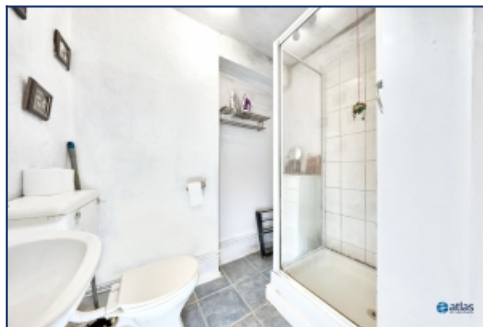
Kitchen / Dining Area



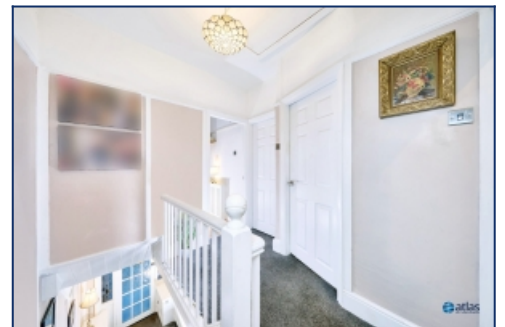
Downstairs Bathroom



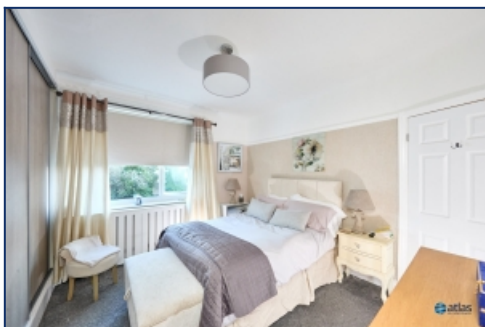
Granny Flat



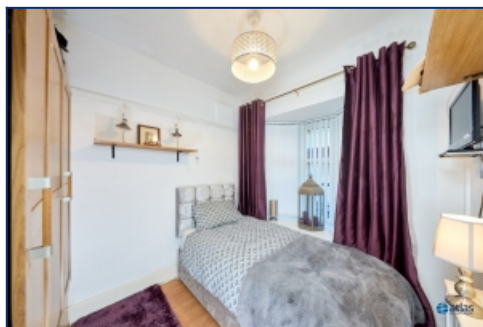
Granny Flat Bathroom



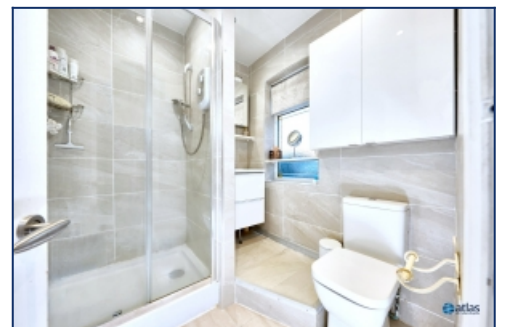
Landing



Bedroom Two



Bedroom Three

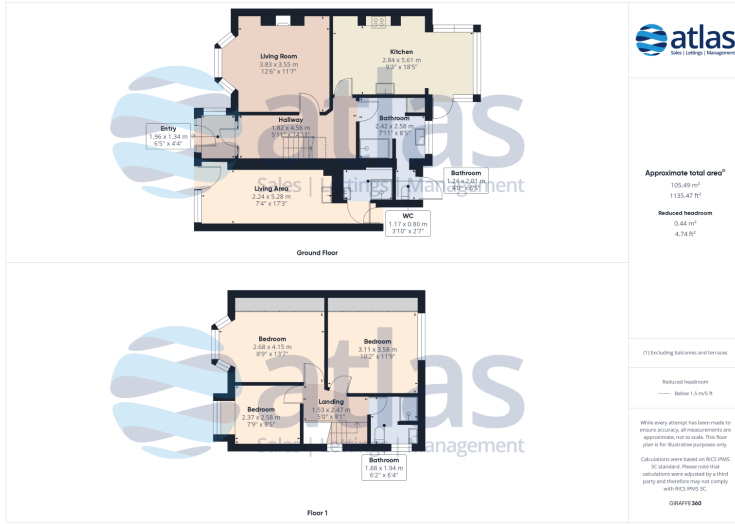


Bathroom



Garden

# Floor Plans



Approximate total area\*  
106.49 m<sup>2</sup>  
1135.47 ft<sup>2</sup>

Reduced bedroom  
0.24 m<sup>2</sup>  
2.56 ft<sup>2</sup>

(\*) Excluding balconies and terraces

Reduced bedroom  
Below 1.5 m x 5.5

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on BCS, IPMS, ICI, and ICI. Please note that calculations were adjusted by a third party and therefore may not comply with BCS, IPMS, ICI.

GRAFFIAG

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)

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.