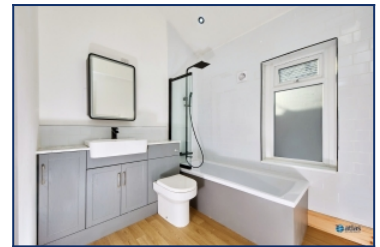


Cramond Avenue, Allerton, L18



For Sale - £295,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Offered with No Onward Chain, Ensuring a Smooth Purchase Process
- Fully Renovated to an Exceptional Standard Throughout
- Spacious Lounge Featuring a Charming Bay Window and Statement Fireplace
- Versatile Dining Room or Reception Room, Complemented by a Feature Fireplace
- Convenient Downstairs W/C for Guest Use
- Brand-New, Contemporary Kitchen with High-Quality Integrated Appliances
- Two Generously Sized Double Bedrooms
- Additional Bedroom Ideal as a Home Office or Nursery
- Modern Family Bathroom with a Luxurious Bathtub and Overhead Shower
- Converted Loft Room with Ample Built-in Storage

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,051 square feet / 98 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Microwave, Fridge/Freezer, Dishwasher

Description

A Charming, Fully Renovated Family Home in the Heart of Allerton

Atlas Estate Agents are delighted to present this exquisite three-bedroom terraced home, nestled on the sought-after Cramond Avenue in the desirable Allerton area, L18. Offering a harmonious blend of modern living and timeless charm, this property is the epitome of style and functionality, arranged thoughtfully over two spacious floors.

Step through the inviting entrance and into the spacious lounge, where a charming bay window floods the room with natural light. A statement fireplace takes centre stage, creating a cosy ambience for family gatherings or quiet evenings. Adjoining this is a versatile second reception room, equally as elegant, featuring its own distinctive fireplace – a perfect space for formal dining or a relaxing snug.

The heart of the home is undoubtedly the brand-new contemporary kitchen, meticulously designed with sleek cabinetry and high-quality integrated

appliances, offering everything you need to unleash your culinary creativity. A convenient downstairs W/C adds a touch of practicality for guests.

Upstairs, you'll find two generously sized double bedrooms, each providing a peaceful retreat, while a third single bedroom offers the flexibility to be utilised as a home office, nursery, or dressing room. The family bathroom is a haven of relaxation, fitted with a luxurious bathtub, overhead shower, and modern finishes.

To top it all, a beautifully converted loft room provides additional space, complete with ample built-in storage, ideal for a home gym, study, or hobby area.

With the added benefit of no onward chain, this property ensures a smooth and stress-free purchase process. Fully renovated to an exceptional standard throughout, this delightful home is ready for its new owners to move in and start making memories.

Arrange a viewing today and discover why this home is the perfect fit for modern family living in the heart of Allerton.

Additional Images



Bedroom



Hallway



Kitchen



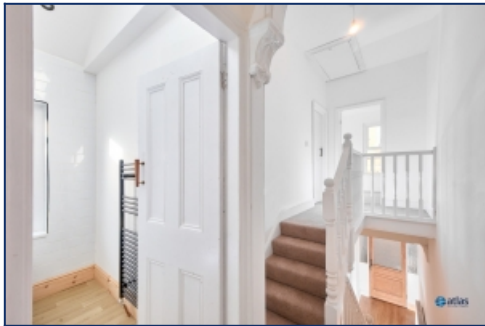
Kitchen



Reception / Dining Room



W.c



Landing



Bedroom



Garden



Garden

Floor Plans



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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.