

## Gladstone Road, Edge Hill, L7



## For Sale - £250,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Detached House
- EPC Rating: B
- No Onward Chain
- Large Open Plan Kitchen/Dining Room
- Bright and Airy Reception Room
- Convenient Downstairs W.C
- Large Garden with Patio Area
- Large Garage for Storage
- Three Spacious Bedrooms
- Modern Family Bathroom
- Amongst Excellent Amenities and Transport Links - Minutes Drive to Liverpool City Centre
- Ideal Family Home in Desirable L7 Location

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 89 square metres / 959 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Off Street, Garage, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Hob, Fridge/Freezer

### Description

Welcome to Gladstone Road, Edge Hill, L7 - a detached haven brought to you by Atlas Estate Agents. Nestled in one of L7's most desirable locations, this charming property boasts the perfect blend of modern comfort and timeless elegance.

Step into a world of convenience and style as you enter the spacious accommodation spread over two floors. The ground floor welcomes you with an expansive open plan kitchen and dining area, ideal for hosting gatherings and creating culinary delights. Adjoining this is a bright and airy reception room, offering the perfect space for relaxation and entertainment. A convenient downstairs W.C adds practicality to the layout.

Ascend the stairs to discover three spacious bedrooms, providing ample room for the entire family to unwind. A modern family bathroom completes the upper level, offering a tranquil retreat after a long day.

Outside, the property continues to impress with its large garden and patio area, perfect for al fresco dining or soaking up the sun. A sizable garage provides ample storage space for all your needs.

Located amidst excellent amenities and transport links, this home offers the best of both worlds - tranquility and convenience. With just a few minutes' drive to Liverpool City Centre, you'll find yourself perfectly situated for work, leisure, and everything in between.

Don't miss out on the opportunity to make this your ideal family home. With no onward chain, seize the chance to make Gladstone Road your new address

and embark on a journey of comfort, convenience, and community in the heart of L7. Contact Atlas Estate Agents today to arrange a viewing and start your next chapter in style.

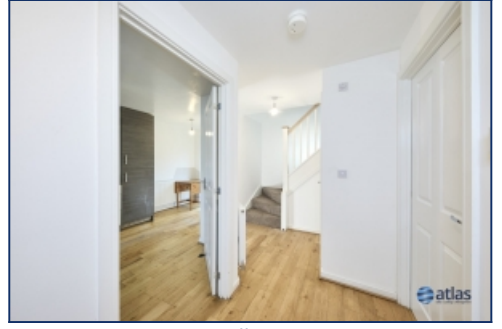
## Additional Images



Bathroom



Garden



Hallway



Reception Room



Kitchen



Dining Area



Downstairs W.c



Bedroom 1

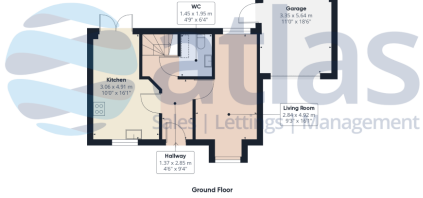


Bedroom 3



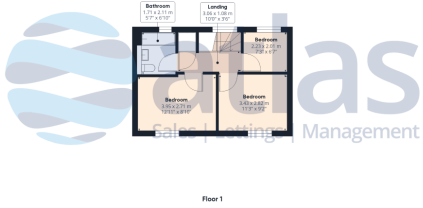
Garage

## Floor Plans



Approximate total area\*  
85.3 m<sup>2</sup>  
915.11 sq ft

Reduced headroom  
0.34 m<sup>2</sup>  
3.62 sq ft



(\*Excluding balconies and terraces)

Reduced headroom  
Below 2.00m (6'6")

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

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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)

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