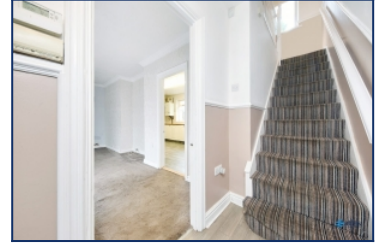


Burman Road, Cressington, L19



For Sale - £190,000 Offers Over

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: F
- No Onward Chain - a Hassle-free Purchase
- Bright, Spacious Lounge with Feature Fireplace - a Welcoming, Airy Space with a Charming Focal Point
- Generous Modern Kitchen with Electric Oven and Gas Hob - Perfect for Cooking and Entertaining
- Two Well-Proportioned Double Bedrooms - Comfortable Rooms Offering Ample Storage
- Versatile Third Bedroom - Ideal for a Child's Room, Home Office, or Guest Bedroom
- Contemporary Bathroom with Bath and Overhead Shower - Stylish, Practical with Modern Fittings
- Large Rear Garden with Mature Trees and Shrubs - a Beautifully Landscaped Space Offering Privacy and Tranquillity
- Private Driveway for One Car and Mature Front Lawn - Off-road Parking and a Well-maintained Front Garden
- Desirable Cressington L19 Location - Close to Local Amenities, Popular Schools, and Transport Links
- Only 10-Minute Walk to South Parkway Train Station - Excellent Commuter Access

Description

For Sale - Semi-Detached House on Burman Road, Cressington, L19

Presented by Atlas Estate Agents, this delightful semi-detached house offers a perfect blend of space, comfort, and convenience in the highly sought-after area of Cressington, L19. With no onward chain, this property promises a hassle-free purchase, ideal for those looking to move quickly and settle in this vibrant neighbourhood.

Arranged over two floors, the accommodation is light and airy, with a welcoming reception room that boasts a feature fireplace, making it the perfect spot

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 777 square feet / 72 square metres
- 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 Oven, Gas Hob

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 11/10/1982 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 10/10/2981 (approx)
- Lease Term Remaining: 956 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn

to relax and unwind. The generous modern kitchen is fitted with an electric oven and gas hob, ideal for those who enjoy cooking or entertaining, with plenty of room for a dining table.

The property offers three bedrooms, including two well-proportioned double rooms, each providing ample storage and comfortable living spaces. A versatile third bedroom completes the layout, perfect for use as a child's room, home office, or guest bedroom.

The contemporary bathroom is both stylish and practical, featuring a bath and overhead shower, providing a modern retreat for relaxation.

Outside, the large rear garden offers a private oasis, with mature trees and shrubs providing privacy and a tranquil setting for outdoor enjoyment. The front of the house boasts a mature lawn and a private driveway, offering off-road parking for one vehicle.

Located in the desirable Cressington area, this home is just a short walk from local amenities, popular schools, and excellent transport links, including a mere 10-minute stroll to South Parkway Train Station - perfect for commuters.

This wonderful home is waiting for its new owner. Don't miss out on the opportunity to make it yours.

Additional Images



Kitchen



Kitchen



Kitchen



Lounge



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

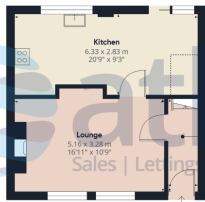


Garden

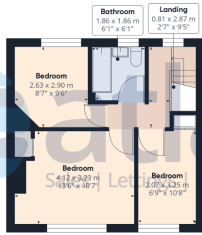


Garden

Floor Plans



Ground Floor



Floor 1

Approximate total area*

72.17 m²
776.83 ft²

Reduced headroom

1.23 m²
13.23 ft²

(*Excluding balconies and terraces)

Reduced headroom
Below 1.9 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate and to guide. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GSMT/ESAO

Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: 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.