

## Pennsylvania Road, Clubmoor, L13



**For Sale - £170,000 Offers Over**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Bright and Airy Lounge - a Welcoming, Light-filled Space
- Modern Kitchen/Diner - Includes an Electric Cooker, Gas Hob, and Dining Area
- Convenient Downstairs W.C. - Perfect for Guests
- Under-Stair Storage - Smart and Space-saving
- Two Double Bedrooms - Master with Fitted Wardrobe
- Versatile Third Bedroom - Ideal for a Home Office or Child's Room
- Wooden Blinds Throughout - Adds Warmth and Privacy
- Stylish Tiled Bathroom - with Bath and Overhead Shower
- Large South-Facing Garden with Patio - Great for Outdoor Dining
- Double Glazing and Gas Central Heating - Year-round Comfort and Efficiency

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 635 square feet / 59 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £13 per annum
- Ground Rent: £178 per annum
- Parking: Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Gas Hob

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2007 (approx)
- Original Lease Term: 150 year(s)
- Lease Expiry Date: 31/12/2156 (approx)
- Lease Term Remaining: 132 year(s) (approx)
- Service Charge: £13 per annum
- Ground Rent: £178 per annum
- Leasehold Information: Any mechanism for the ground rent to increase during the lease term N/A
- Proposed service charge for the next financial year N/A
- Any proposed or ongoing major works that may impact the service charge None
- Restrictions on keeping pets None
- Restrictions on sub-letting None
- E&J Estates
- Ground rent: meadfleet

## Description

Nestled on Pennsylvania Road in the heart of Clubmoor, L13, this charming terraced home, brought to the market by Atlas Estate Agents, promises both style and comfort across its spacious two floors. With no onward chain, this property is ready to welcome its new owners with ease.

Upon entering, you're greeted by a bright and airy front lounge, flooded with natural light and designed as a perfect retreat for relaxation or hosting friends and family. Flowing through to the rear, the contemporary kitchen/diner is a cook's dream, featuring a sleek electric cooker and gas hob, combining both modern style and practicality for all your culinary adventures. A convenient downstairs W.C. adds a thoughtful touch on the ground floor, catering to both family and guests. Cleverly designed under-stair storage keeps your everyday essentials tucked away yet easily accessible.

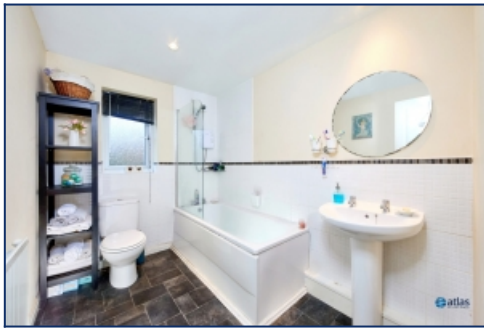
Upstairs, the accommodation offers two generous double bedrooms, including a master bedroom complete with fitted wardrobe for an organised, streamlined aesthetic. The third bedroom, adaptable as a cosy guest room, home office, or nursery, makes the layout versatile to suit your lifestyle. Each room is adorned with stylish wooden blinds, adding warmth and privacy throughout.

The bathroom has been finished to a high standard, showcasing modern tiling, a full-size bath, and an overhead shower for a refreshing, luxurious experience.

Outside, the south-facing garden is a sunlit sanctuary, featuring a spacious patio area ideal for al fresco dining, morning coffees, or simply unwinding in the fresh air. Double glazing and gas central heating ensure comfort and energy efficiency all year round, making this a welcoming and cost-effective home.

A true gem on Pennsylvania Road, this property is perfect for those seeking a blend of contemporary comfort, convenience, and style. Don't miss the chance to make it yours.

## Additional Images



Bathroom



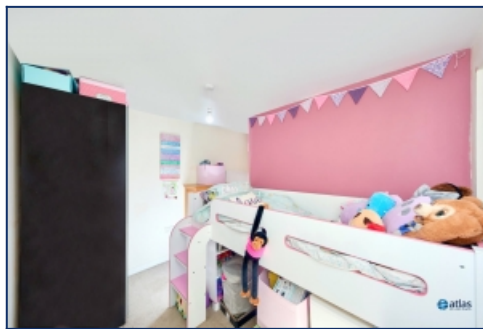
Lounge



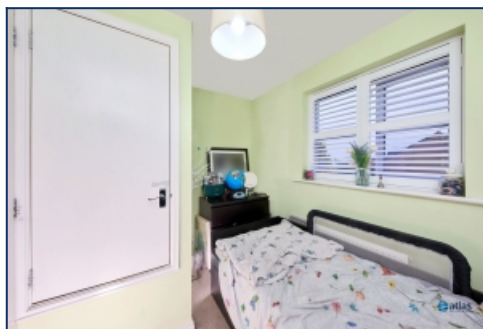
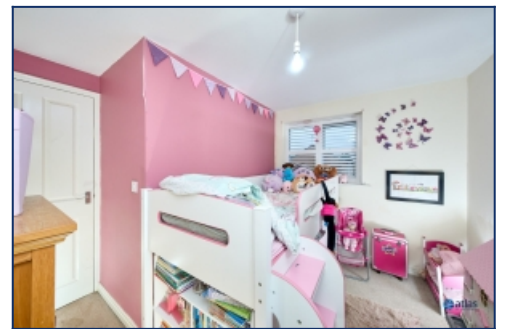
Kitchen



Landing



Bedroom

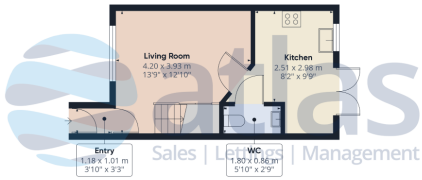


Bedroom

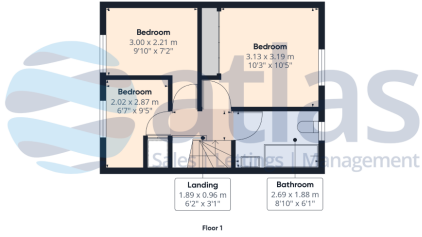


Garden

## Floor Plans



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
292.01 m<sup>2</sup>  
635.19 ft<sup>2</sup>

(1) Excluding balconies and terraces

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 NCS:PMAS:AC standard.

GSM/FE340

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