

## Ivy Leigh, Tuebrook, L13



**For Sale - £140,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- No Onward Chain
- Open Plan Kitchen, Dining and Living Space
- Sleek, Modern Kitchen with Integrated Double Oven
- Beautiful Parquet Flooring and Feature Fireplace in Reception Room
- French Doors to Garden Off Kitchen
- Bathroom with Overhead Shower
- Two Well-Appointed Bedrooms with Fitted Wardrobes
- Driveway Parking
- Garage
- Spacious Rear Garden with Lawn and Patio

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 95 square metres / 1,026 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: Off Street, Garage, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob

### Description

Atlas Estate Agents proudly presents this charming semi-detached home in the heart of Ivy Leigh, Tuebrook, L13. This delightful property, offered for sale with no onward chain, is the perfect blend of modern convenience and classic elegance.

As you step inside, you're greeted by the stunning open-plan living space, where the sleek, contemporary kitchen seamlessly flows into the dining and reception room. The kitchen, a cook's dream, boasts a stylish design with an integrated double oven and ample storage, ideal for both everyday meals and entertaining. The beautiful parquet flooring in the reception room adds a touch of sophistication, complemented by a feature fireplace that creates a warm, inviting atmosphere. French doors lead out from the kitchen to a generous rear garden, complete with a lush lawn and a spacious patio, perfect for summer evenings.

The accommodation is thoughtfully arranged over two floors, with the upper level hosting two well-appointed bedrooms, both featuring fitted wardrobes. The bathroom is both practical and elegant, offering a sleek finish with an overhead shower.

Externally, this home is equally impressive. The property benefits from driveway parking and a garage, providing ample space for your vehicles and additional storage.



This property in Ivy Leigh is more than just a house; it's a home ready to create new memories. Atlas Estate Agents invites you to explore this wonderful opportunity and make it your own.

## Additional Images



Bedroom 2



Reception Room



Reception Room



Kitchen



Kitchen



Landing



Bedroom 1



Bedroom 1



Bedroom 1



Bathroom



Rear Patio



Rear Patio



Rear Patio

## Floor Plans



Sales | Lettings | Management

Approximate total area<sup>(1)</sup>  
95.35 m<sup>2</sup>  
1026.34 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
GSM/FE/340

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.