



**Gateacre Park Drive, Liverpool L25 1PA**

**welcome to**

**Gateacre Park Drive, Liverpool**

Offered with no vendor chain and boasting thoughtfully extended family accommodation This traditionally built three bedroom semi is located within a much sought after location and close to most amenities Some updating maybe considered necessary which is reflected within the realistic asking price



### **Entrance Hall**

Wooden door to the front, radiator, under stairs cupboard, staircase to first floor.

### **Lounge**

27' max x 10' 1" max ( 8.23m max x 3.07m max )

Gas fire on hearth, radiator, double glazed window to the front, double glazed window to the rear.

### **Kitchen**

19' max x 7' 8" max ( 5.79m max x 2.34m max )

Fitted kitchen with wall and base units, stainless steel sink with one and a half bowls, radiator, gas hob, electric oven, double glazed window to the rear, central heating boiler, larder cupboard.

### **Landing**

Storage cupboard, loft access, double glazed window to the side.

### **Bedroom One**

12' max x 10' 4" max ( 3.66m max x 3.15m max )

Double glazed window to the rear, radiator.

### **Bedroom Two**

8' 5" max x 10' 4" max ( 2.57m max x 3.15m max )

Double glazed window to the front, radiator.

### **Bedroom Three**

8' 10" max x 7' 8" max ( 2.69m max x 2.34m max )

Double glazed window to the rear, radiator.

### **Bathroom**

Three piece suite, WC, wash hand basin, bath with shower, tiling, double glazing window to the front, radiator.

### **Front Garden**

Well established garden, lawn with borders.

### **Rear Garden**

Enclosed well tendered garden, flagged patio area, steps to lower lawn.

### **Garage**

Detached brick built garage with up and over doors.



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## Gateacre Park Drive, Liverpool

- Offered with the benefit of having no onward chain
- Thoughtfully extended to the rear and offering spacious family accommodation
- Council Tax Band C
- Some modernisation and updating maybe considered necessary which is reflected within this realistic asking price
- Freehold

Tenure: Freehold EPC Rating: C

offers in the region of

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ALT122408 - 0003

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