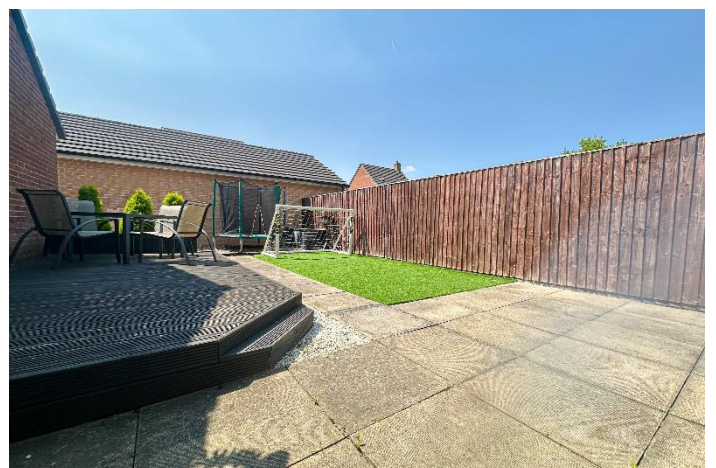




## Port Talbot Close, Cressington Heath, Liverpool, L19 2HS

- Modern Four Bedroom Townhouse
- Generous & Beautifully Presented
- Stylish Fitted Kitchen Diner & WC
- Ensuite & Main Family Bathroom
- Located In Cressington Heath Area
- Entrance Hall & Reception Room
- Four Generously Sized Bedrooms
- Rear Garden, Driveway & Garage



£300,000

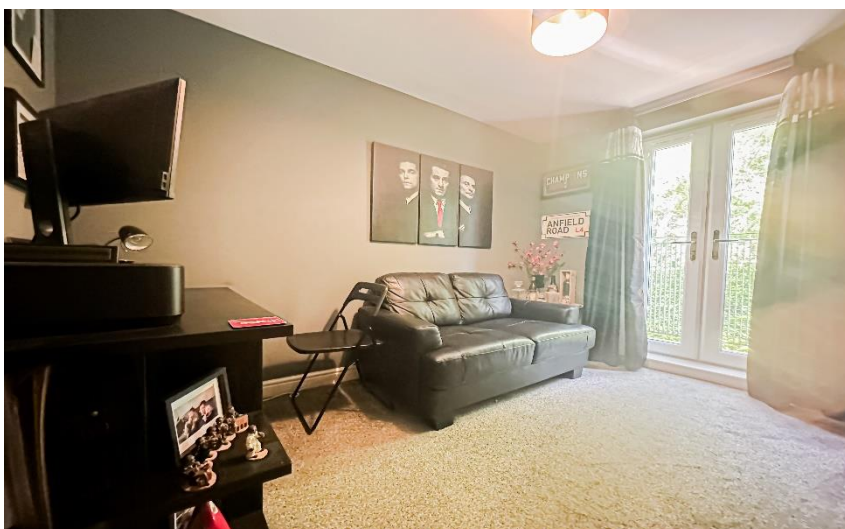


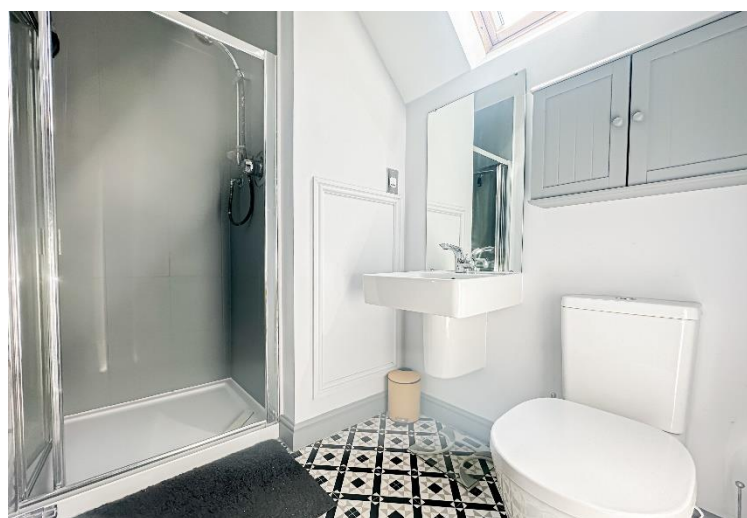






















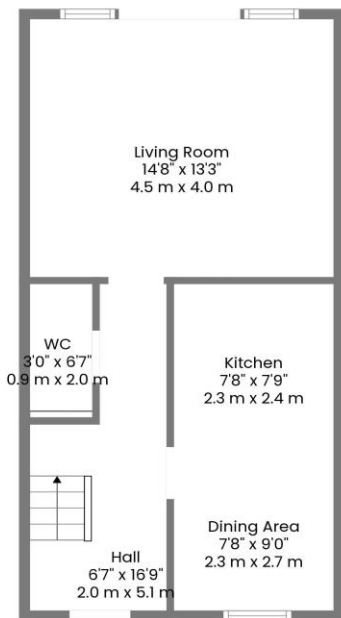
## **Description**

This modern four bedroom townhouse, located on Port Talbot Close in the favoured residential area of Cressington Heath, L19, is welcomed to the sales market courtesy of appointed agents Move Residential. Boasting generous and immaculately presented living proportions throughout, this promises to make a wonderful future home for a growing family. An inviting entrance hall greets you into the property, leading through to a fitted kitchen diner complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of integrated appliances. With ample room to accommodate a dining table, this presents a fantastic social setting for cooking in company and enjoying family mealtimes. Following this is a spacious reception room which enjoys a set of French doors out to the rear providing access to the garden and flooding the space with natural light. Finished in a tasteful neutral décor and showcasing an eye-catching media wall, this presents a welcoming space to relax and unwind. Concluding the ground floor is a convenient WC. The sleeping accommodation is arranged over the first and second floors, consisting of four generously sized bedrooms, each beautifully presented, with the impressive master bedroom further enjoying a set of French doors out to a Juliet balcony, skylights illuminating the room in daylight, and fitted wardrobes. The master further benefits from the added luxury of a deluxe ensuite shower room and serving the remaining bedrooms is a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a delightful rear garden, which presents a fantastic outdoor space for the whole household to enjoy, consisting of a low-maintenance artificial lawn, flagged patio, and raised decking area. A substantial driveway provides ample off-road parking for multiple vehicles, whilst a garage offers additional storage space.

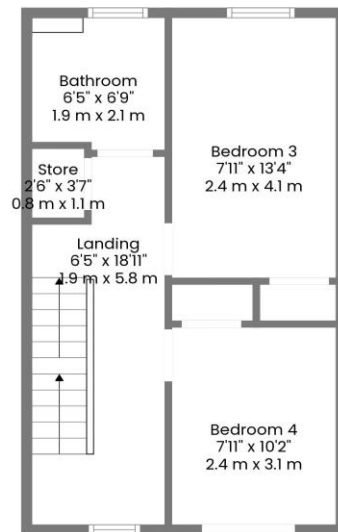
## **Location**

Cressington Heath is in close proximity to the expanding John Lennon international airport, a bustling retail park, home to some of the biggest retail chains in the UK including M&S, B&Q and Next, a Crown Plaza hotel in the beautifully restored Art Deco former airport building and, as ever, the 500 year old, National Trust owned Tudor manor house of Speke Hall. Features of the area which were once used as examples of its decline, such as the closed Bryant and May match factory, are now pointed out as symbols of its regeneration due to the award winning Urban Splash redevelopment of this landmark building. Cressington Heath offers an alternative shopping and living experience while still enabling access to the City centre in a short time. Housing is largely traditional terraced property with smaller detached and semi detached homes within the newer estates and give buyers a 'value for money' option in a rapidly improving location.

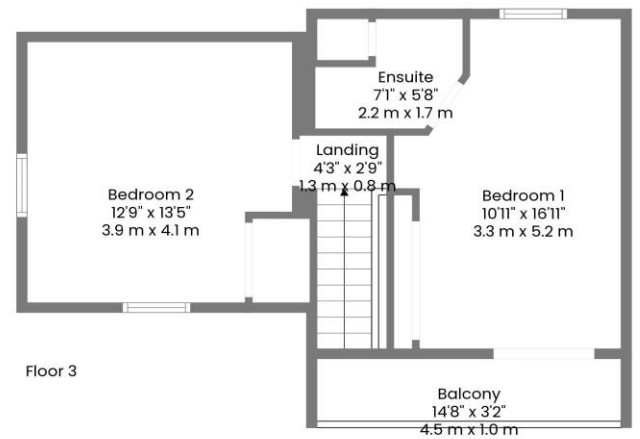
## Floor Plan



Floor 1



Floor 2



Floor 3

**TOTAL: 1230 sq. ft, 114 m2**

FLOOR 1: 444 sq. ft, 41 m2, FLOOR 2: 381 sq. ft, 35 m2, FLOOR 3: 405 sq. ft, 38 m2

EXCLUDED AREAS: BALCONY: 47 sq. ft, 4 m2, LOW CEILING: 31 sq. ft, 3 m2

WALLS: 136 sq. ft, 14 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, No Responsibility Is Taken For Any Error, Omission Or Mis-statement. This Plan Is For Illustrative Purposes Only And Should Be Used As Such By Any Prospective Purchaser.



## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.