



## Harold Newgass Drive, Cressington Heath, L19 2HN

- Modern Four Bedroom Detached Family Home
- Open Plan Fitted Kitchen & Dining Room
- Generous Bedroom Accommodation
- Driveway for Parking & Garage
- Bright & Stylish Family Lounge
- Ground Floor WC & Utility Room
- En Suite to Master & Family Bathroom
- Landscaped Rear Garden



£399,950





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## **Description**

Located in the community of Cressington Heath, L19 is this well presented four bedroom detached property brought proudly to the sales market by Move Residential. Situated on Harold Newgass Drive, the residence offers an attractive frontage with a well kempt lawn and a smart tarmac driveway leading to an integral garage. Upon entering the home you are greeted by a smart entrance hallway that continues through to a bright and spacious family living room. Boasting a neutral décor and quality carpeting throughout, this inviting room is bathed in natural light creating a welcoming living space for the family to enjoy. Furthermore, there is a beautiful dining kitchen providing a truly enviable entertaining space. Featuring a contemporary design this wonderful room offers stylish ceramic tiled flooring and a set of French doors leading to the rear garden. The kitchen provides a range of modern wall and base units, a plethora of integrated appliances, and plentiful work surface space. Providing the finishing touches to this floor is a convenient utility room and a downstairs WC. To the first floor, there is generous bedroom accommodation in the form of three spacious double bedrooms and an additional well proportioned single bedroom. Each room is finished to a high standard and carpeted throughout, with the master bedroom enjoying a built in wardrobe and private en suite facilities. Completing this immaculate home is a three piece family bathroom suite with complementary ceramics to the walls and floor. Externally, there is off road parking to the front elevation and a large laid to lawn garden with a flagged patio area to the rear. This delightful outdoor space provides an ideal recreational area for the family.

## **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.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	82   B	82   B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

#### 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.