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276 Allerton Road

- LARGE END THROUGH TERRACE
- IDEAL FAMILY HOME
- SPACIOUS THROUGHOUT
- TWO RECEPTION ROOMS

Asking Price Of £189,950
EPC Rating '19'





Property Description

DESCRIPTION

Located in the heart of Allerton, this Spacious End Through Three Bedroom Terrace offers fantastic potential for those looking to create their ideal family home. Boasting two generous reception rooms, plenty of off-street parking, and a host of original character features, this charming home is full of personality.

While the property does require some update, it presents a wonderful opportunity to add value and tailor the space to your taste. With its prime location close to local amenities, schools, and transport links, this is a home not to be missed.

The property briefly comprises of: Two spacious reception rooms, kitchen, three bedrooms, family bathroom, shower room, two dry cellar rooms, and a boarded loft with a pull down ladder.

ENTRANCE

Via door to a spacious stone and timber glazed porch, through inner timber door to a reception area with doors to lounge and living room.



LIVING ROOM

15' 02" x 14' 10" (4.62m x 4.52m) A spacious and character-filled living room boasting original woodwork, decorative ceiling details, and built-in display cabinets. The feature fireplace adds a classic focal point, large window providing plenty of natural light. A fantastic space full of potential, ideal for relaxing or entertaining.

LOUNGE

17' 02" x 14' 10" (5.23m x 4.52m) A bright and welcoming lounge featuring exposed ceiling beams, stone fireplace surround with dual fuel stove, and neutral décor throughout. This versatile space offers room to relax or entertain, with plenty of natural light and a warm, homely feel.

KITCHEN

8' 0" x 7' 0" (2.44m x 2.13m) A good sized kitchen offering ample storage and worktop space, with a large window providing plenty of natural light to flow through.

BATHROOM

6' 02" x 6' 05" (1.88m x 1.96m) The bathroom featured a matching three piece suite with bath tub, pedestal basin, and WC. A large frosted window allows plenty of natural light while maintaining privacy.



MASTER BEDROOM

12' 04" x 9' 11" (3.76m x 3.02m) This spacious double bedroom is neutrally decorated and benefits from plenty of natural light. The room also boasts the added convenience of a walk-in wardrobe and shower room.

BEDROOM TWO

15' 01" x 10' 0" (4.6m x 3.05m) The second bedroom offers plenty of space for a double bed and any freestanding furniture while still allowing plenty of floor space. With fitted shelving units and an additional storage cupboard.



BEDROOM THREE

12' 07" x 6' 08" (3.84m x 2.03m) The third bedroom offers plenty of space and would be ideal for younger children, or to be used as an office space. With the added benefit of a great sized walk in wardrobe.

EXTERNAL

To the front of the property is a large paved garden area which could be used as additional parking spots for at least 4 vehicles. To the side of the property is a smaller parking area for two vehicles.





There is a second entrance point to the side of the property with a porch and a small flower bed located opposite the side entrance, making gardening up keep minimal!

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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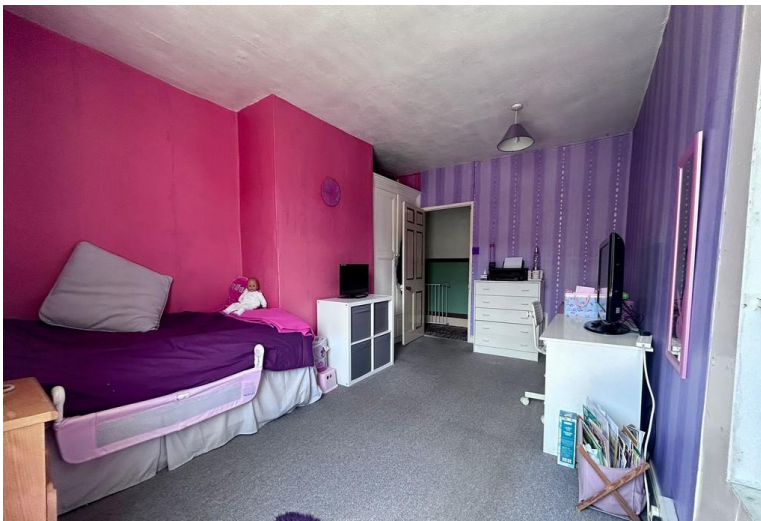




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		76
D (55-68)		
E (39-54)		
F (21-38)		
G (1-15)	19	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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