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**St. Martins Road**  
Offers Over £255,000

3 1 1





Nestled in the heart of the sought-after Chapel Allerton, this delightful three-bedroom terraced house on St Martins Road offers a perfect blend of modern living and traditional charm. Ideal for families or professionals, the property boasts a spacious, bright interior with many local amenities on your doorstep.

Upon entering, you'll be greeted by a welcoming hallway leading to a cosy living area, ideal for relaxation and entertaining. This leads to the entrance to the bathroom which has been tastefully updated, offering a clean, contemporary space to unwind, storage is found here in the under-stairs cupboard and a well-appointed kitchen, featuring modern appliances and ample storage and a utility room. The kitchen, bathed in natural light from its large window, is perfect for culinary enthusiasts and social gatherings.

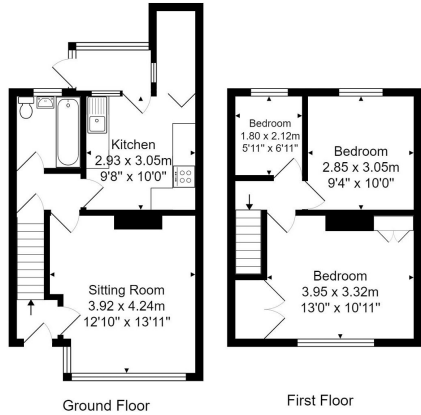
Upstairs you'll find three bedrooms, two of which are generously sized, providing comfort and tranquillity, with the master bedroom offering plenty of space and natural light. The third bedroom would make an ideal home office or nursery. The hallway has access to the loft with loft stairs, insulated and boarded with electric wiring. The property also benefits from double-glazed windows and Gas Central Heating.

Chapel Allerton is renowned for its vibrant community and excellent amenities. Families will appreciate the proximity to local schools such as Chapel Allerton Primary and St Matthew's Church of England Primary, both known for their strong educational standards and welcoming environments.

This charming neighbourhood is also home to a plethora of independent businesses that contribute to its unique character. Enjoy a leisurely brunch at one of the many coffee shops, find fresh blooms at the local florist, or discover unique pieces at the furniture studio. Yoga enthusiasts will love the classes at Yoga Kula, while the card shops, butcher, fishmonger, and greengrocer offer everything you need for a well-rounded shopping experience.

To truly appreciate everything this property offers, we invite you to schedule a viewing by appointment only. Contact us today to arrange your visit and take the first step toward making this wonderful house





Total Area: 71.0 m<sup>2</sup> ... 764 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

- Three Bedrooms
- Desirable Location
- Ample Storage
- On Street Parking
- Council Tax Band B
- Insulated Loft Space
- Garden to Front and Rear
- Close to amenities in Chapel Allerton



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	