



## Ashbourne Road

Liverpool, L17 9QJ

Asking Price £290,000



Nestled in the heart of the sought-after Allerton area of Liverpool, this fantastic three bedroom traditional terraced family home offers the perfect blend of period charm and contemporary living. This beautifully maintained property boasts spacious accommodation, ideal for families or professionals seeking a vibrant yet peaceful location.

The property features a welcoming entrance hallway leading to a generously sized lounge with a large bay window that allows natural light to flood the room, creating a warm and inviting atmosphere. The second reception room provides additional space for dining and flows onto the open plan kitchen fitted with appliances.

Upstairs, the property benefits from three well-proportioned bedrooms. The family bathroom is tastefully designed, featuring contemporary fixtures and fittings.

Situated on Ashbourne Road, this property is conveniently located within easy reach of Lark Lane and a vast array of local amenities, including popular cafes, shops and parks. The nearby Sefton Park offers beautiful green space for outdoor activities, together with excellent transport links to Liverpool city centre.



Kitchen 21'0" x 6'2" (6.41 x 1.88)

Living Room 14'7" x 12'1" (4.45 x 3.69)

Bathroom 8'0" x 5'5" (2.44 x 1.66)

Main Bedroom 14'6" x 11'6" (4.43 x 3.52 )

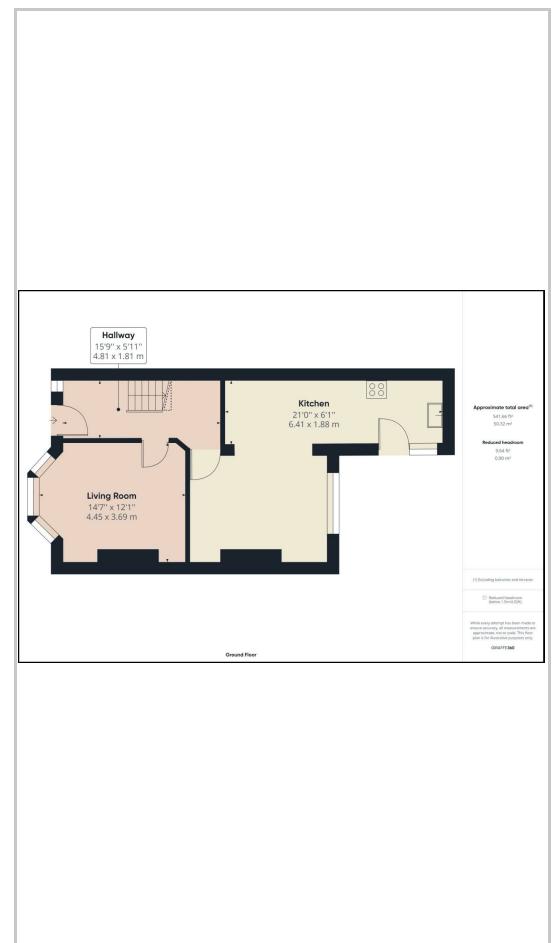
Double Bedroom 13'4" x 12'3" (4.08 x 3.74)

Office/Bedroom 7'3" x 6'9" (2.23 x 2.06)

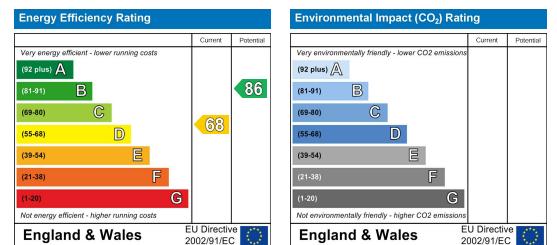
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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