



## 4 Plattsville Road

Allerton, Liverpool, L18 0HZ

Asking price **£330,000**



Abode are delighted to offer for sale this extended 3 bedroom terraced property situated in the prestigious South Liverpool suburb of Allerton. With Sefton Park nearby as well as excellent transport links, a choice of bars & restaurants and a range of top quality schools in the area, Plattsville Road has much to offer the potential buyer. The property itself briefly comprises, an entrance hall, lounge, sitting room, dining room opening to the fitted kitchen and a utility room. To the first floor there are 3 bedrooms, and a modern family bathroom. To the second floor there is loft storage space. . Outside there is a rear courtyard. There is an abundance of character features within the property and an **INTERNAL INSPECTION IS HIGHLY RECOMMENDED** for this property.

Freehold  
Council Tax Band C



## Entrance Hall

Door to front with stain glass inlay. Staircase to first floor. Radiator.

## Lounge 15'3" x 13'0" (4.66 x 3.98)

Double glazed bay window to front. Radiator. Wooden fire surround with cast iron fireplace. Coved ceiling.

## Sitting Room 13'8" x 9'6" (4.19 x 2.91)

Double doors to rear. Radiator.

## Kitchen with Dining Room 14'0" x 10'3" + 8'5" x 7'4" (4.28 x 3.14 + 2.57 x 2.25)

Windows to rear. Range of wall and base units. Integrated double oven, hob and extractor. Space for dishwasher. Sink unit.

## Utility Room 7'3" x 5'1" (2.22 x 1.57)

Double glazed window and door to rear. Plumbing for washing machine.

## First Floor

### Bedroom 1 16'0" x 12'2" (4.90 x 3.72)

Double glazed bay window to front. Radiator. Fire surround with tiled inlay.

### Bedroom 2 12'9" x 12'7" (3.91 x 3.84)

Window to rear. Radiator.

### Bedroom 3 8'9" x 7'0" (2.68 x 2.14)

Double glazed window to front. Radiator.

## Bathroom

Double glazed window to rear. Roll top bath with mixer tap. Free standing wash basin. Low level wc. Corner shower unit. Towel radiator.

## Landing

Staircase to first floor.

### Bedroom 4 16'4" x 15'1" (5.00 x 4.60)

Upvc double glazed window to rear with window seat. Velux to front. Wooden flooring. Radiator. En suite.

## En suite

Upvc double glazed window to rear. Shower unit. Low level wc. Pedestal wash basin.

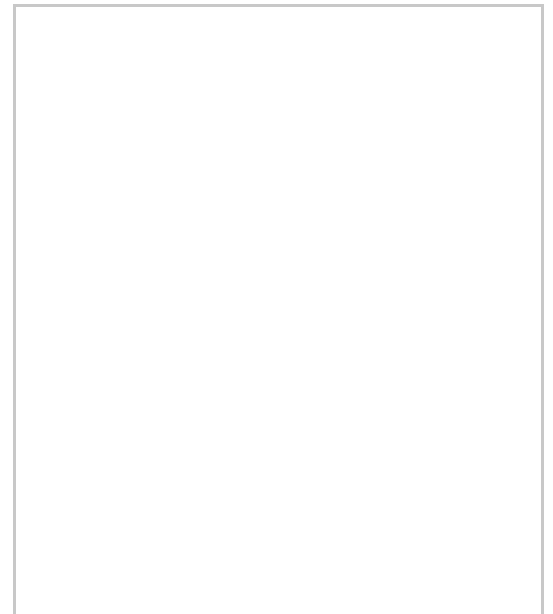
## Outside

Rear courtyard with gated access.

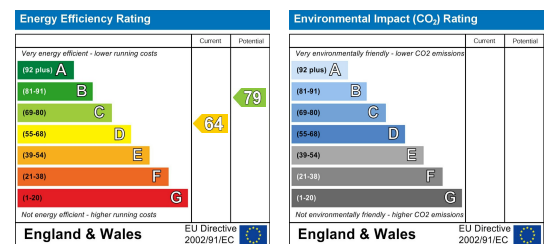
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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