



## Holly Bank Avenue, Roby, Liverpool, L14 7AG

- Four Bedroom Detached Family Home
- Beautifully Presented Family Lounge
- Utility Room & Ground Floor WC
- En Suite to Master & Family Bathroom Suite
- Popular Location - Close to Local Amenities
- Open Plan Kitchen & Diner
- Four Generously Sized & Well Presented Bedrooms
- Off Road Parking, Garage & Rear Garden



£375,000























## Description

This beautiful four bedroom detached family home located on Holly Bank Avenue, L14, will provide a fantastic future home for anyone looking to upsize in one of Liverpool's most popular locations. Beautifully presented throughout and enjoying generous living proportions throughout - this charming home really does have it all to offer. Boasting an attractive frontage, you are greeted into the home to a welcoming entrance hallway that guides you into an elegantly presented family lounge. To the rear of the property, there is an impressive open plan kitchen and diner which offers an ideal setting for family mealtimes and entertaining guests. The kitchen area is complete with a range of stylish wall and base units, integrated appliances and ample work surface space. To this floor, there is also a convenient utility room and a ground floor WC. Ascending to the first floor, you will find four generously sized and impeccably presented double bedrooms. Three of the bedrooms benefit from custom built fitted wardrobes with the master bedroom further benefitting from private en suite facilities. Concluding the interior of the property is a contemporary style three piece family bathroom suite. Externally, to the front of the property, a smartly tarmacked driveway provides ample off road parking; whilst to the rear elevation, there is a beautifully landscaped rear garden with patio area. Further benefits to the property include double glazing and gas central heating throughout.

## Location

Primarily made up of semi-detached and detached houses, the suburbs of Roby & Broadgreen have a truly suburban feel to them with the range of large houses and green space making them very sought after locations. There are excellent transport links for commuters via the M62, which starts and ends in Bowring Park, and Broadgreen railway station, which offers regular services to Liverpool City Centre, Manchester, Wigan and St Helens, while the famous Childwall Five Ways links drivers to all areas of the City. For your free time, Bowring Park boasts the first municipal golf course in England, as well as the award winning National Wildflower Centre and plenty of open space. Childwall Woods meanwhile offers 39 acres of Local Nature Reserve to explore. Schools include Bishops Eton Primary School, the King David Schools and Childwall Sports College, as well as the Liverpool Hope University campus. Broadgreen and the areas around it offer a comfortable modern slice of Liverpool life with the security that buying in a long established area brings.

**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.

GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.

1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		