



Martin Road, Allerton, Liverpool, L18 4RN

- Three Bedroom Semi Detached Family Home
- Bay Fronted Through Lounge & Diner
- Three Generously Sized Bedrooms
- Driveway for Off Road Parking
- Popular Residential Location
- Substantial Fitted Kitchen Diner
- Family Bathroom & Ground Floor WC
- Large Rear Garden with Patio Area



£375,000















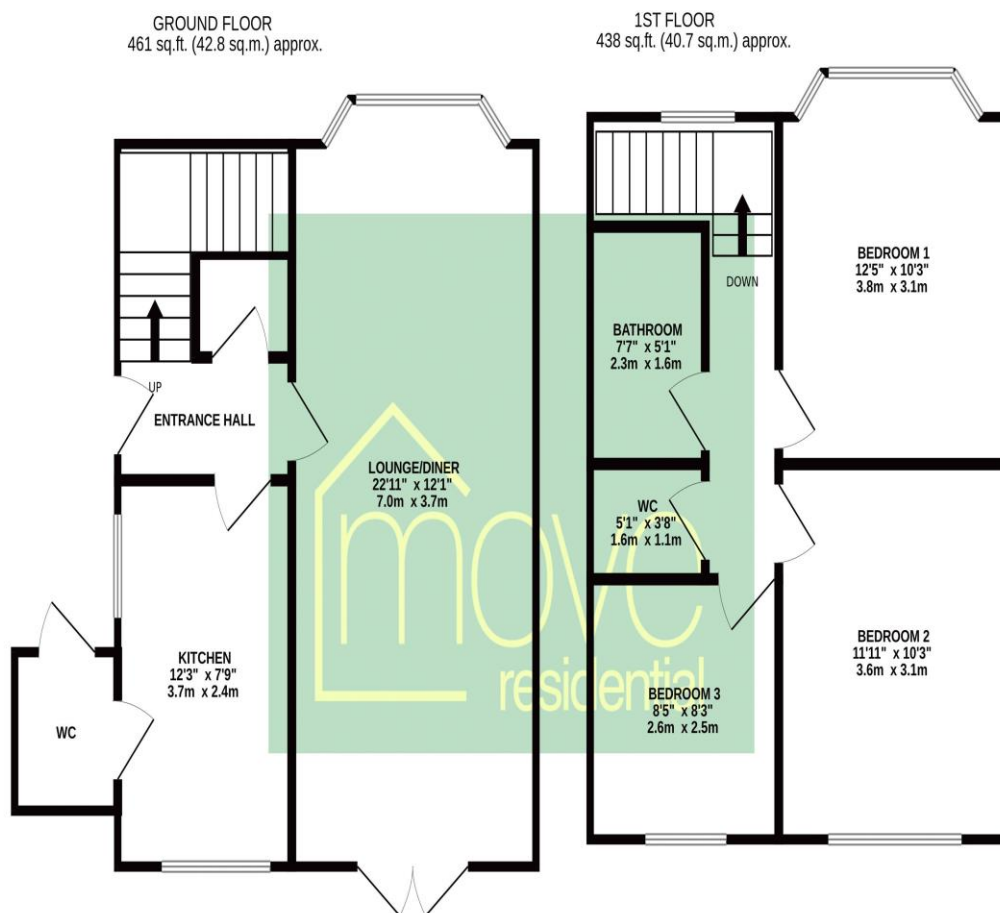
Description

Move Residential is pleased to offer for sale this lovely three bedroom semi detached family home located on Martin Road in the ever popular suburb of Allerton, L18. In brief, the property comprises; a welcoming entrance hallway, a bright and spacious bay fronted through family lounge and diner with French patio doors that open out to the lovely rear garden, and a substantial fitted kitchen diner with access to a convenient ground floor WC. As you ascend to the first floor, you will find two generously sized double bedrooms, a smaller double, a family bathroom suite and a separate WC. Externally, to the front of the property, a smartly block paved driveway provides ample off road parking; whilst to the rear elevation, there is a large laid to lawn rear garden with a paved patio area which is framed by a range of established greenery borders that provide privacy and seclusion. Further benefits to the property includes double glazing and gas central heating throughout.

Location

This is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. There are a wide variety of housing types available, including a range of Victorian terraced properties (some substantial) and mainly traditional semi detached and detached houses of all sizes, as well as some apartments. Open green space includes the 94 acre Calderstones Park with a children's playground, ornamental gardens, a lake and a cafe, with Sefton and Greenbank Parks both close by in L17. Allerton Road is a thriving local high street which has retained a traditional butchers, fishmongers and green grocers and, together with Rose Lane, offers some of the best bars and restaurants outside of the City Centre. A large Tesco store is located off Mather Avenue, with several Tesco Express in the immediate vicinity. There is a popular local library on Allerton Road and sports facilities include Palmerston Hard Court Tennis Club, Allerton Golf Course and LA Fitness Centre. Schools include some of those considered Liverpool's best, the largest secondary school being Calderstones School. Transport links into and out of the City are excellent, with both Mossley Hill and West Allerton train stations providing regular services and main bus routes running through the area. Queens Drive connects the area to the rest of the City and both John Lennon Airport and the M62 can be reached by car in less than 15 minutes.

Floor Plan



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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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.