



## Hurstlyn Road, Allerton, L18 9TZ

- Delightful Four Bedroom Mid Terrace Property
- Beautifully Presented and Modernised Throughout
- Open Plan Modern Kitchen and Dining Area
- Spacious Double Room in Loft Accessed Via Stairs
- Located in the Highly Desirable Area of Allerton
- Porch, Entrance Hall and Separate Front Lounge
- Two Double Bedrooms, Third Single and New Bathroom
- Garden to Rear, Driveway for Off Road Parking



£260,000

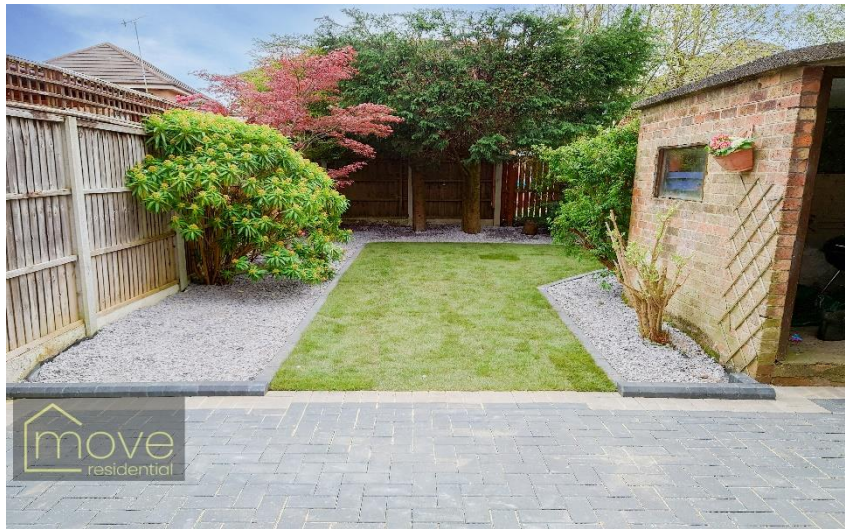












## **Description**

Move Residential are delighted to introduce this charming mid terrace home situated on Hurstlyn Road in the highly desirable area of Allerton, L18. Spread over three floors this property offers an abundance of stylish and spacious living accommodation. Following through the inviting porch and entrance hall, you will find the well presented and welcoming lounge area, featuring an attractive fireplace at the heart of the room. The ground floor centres around the impressive open plan kitchen diner, boasting a sleek modern kitchen. Bathed in natural light due to the large windows and patio doors that lead out to the rear garden, this provides a delightful space for family mealtimes. The first floor offers two bright and spacious double bedrooms, along with a generously sized single room. This floor also benefits from a new contemporary three piece family bathroom suite. At the pinnacle of the property, the vast loft room, currently in use as a studio, offers plenty of space for a further double bedroom. Externally, to the front, a driveway provides ample off road parking for two vehicles. To the rear is an attractive landscaped garden, offering a patio area and lawn space with pebble borders, as well as an outhouse.

The vendor is in the process of purchasing the freehold.

## **Location**

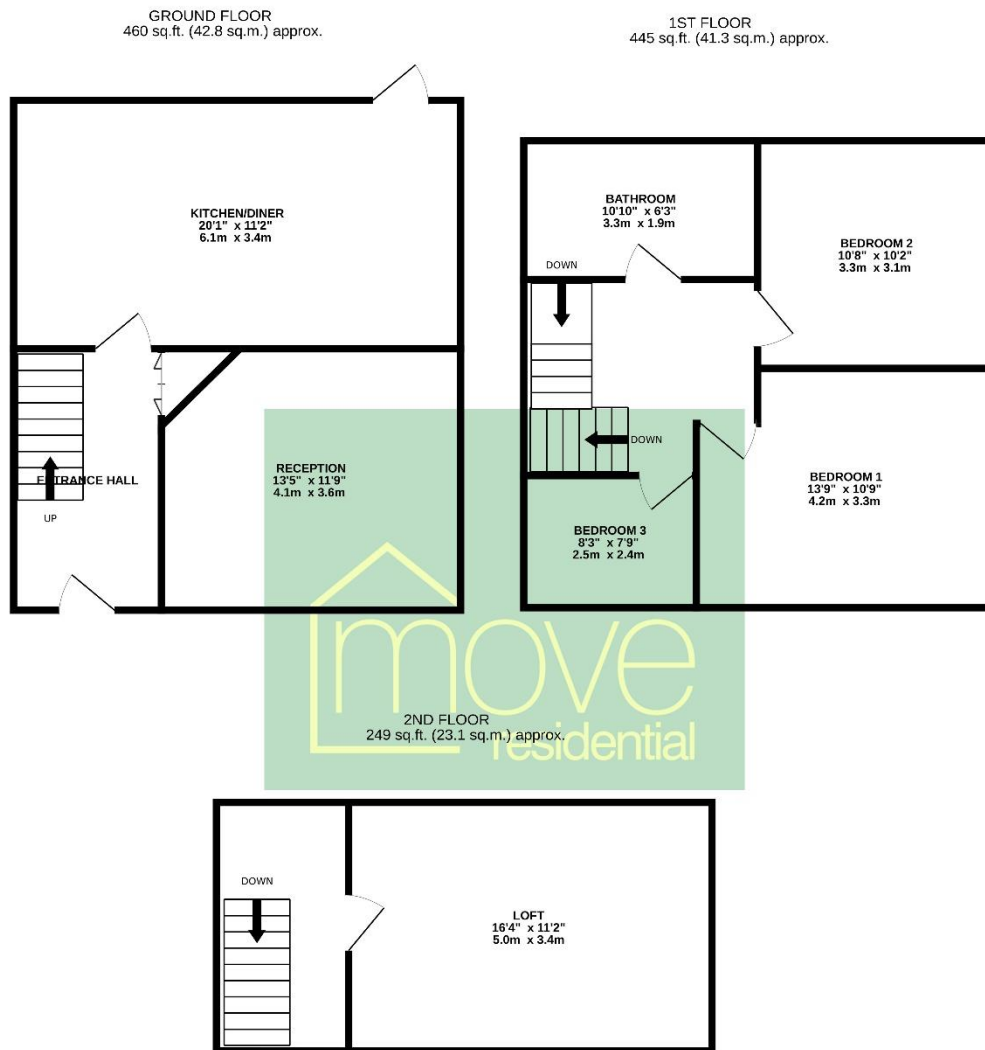
This is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. There are a wide variety of housing types available, including a range of Victorian terraced properties (some substantial) and mainly traditional semi detached and detached houses of 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.



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Floor Plan



TOTAL FLOOR AREA : 1153 sq.ft. (107.2 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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## 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.