



Egret Close, Allerton, L19 7AB

- Stunning Three Bedroom Detached Property
- Spacious & Immaculately Presented Throughout
- Impressive Modern Open Plan Kitchen Diner
- Ensuite to Master & Three Piece Bathroom Suite
- Located in Highly Sought After Area of Allerton
- Entrance Hall, Welcoming Family Lounge & WC
- Two Double Bedrooms and Spacious Single
- Converted Garage, Driveway & Lawned Garden



Offers Over £350,000



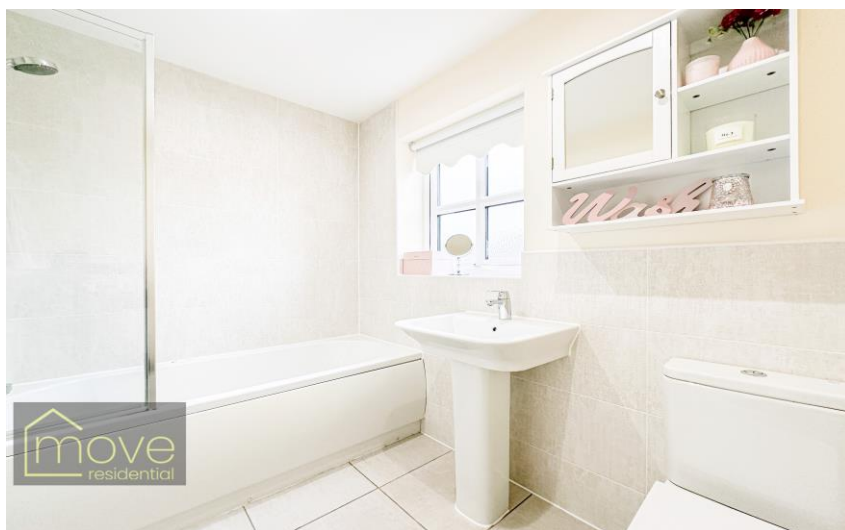


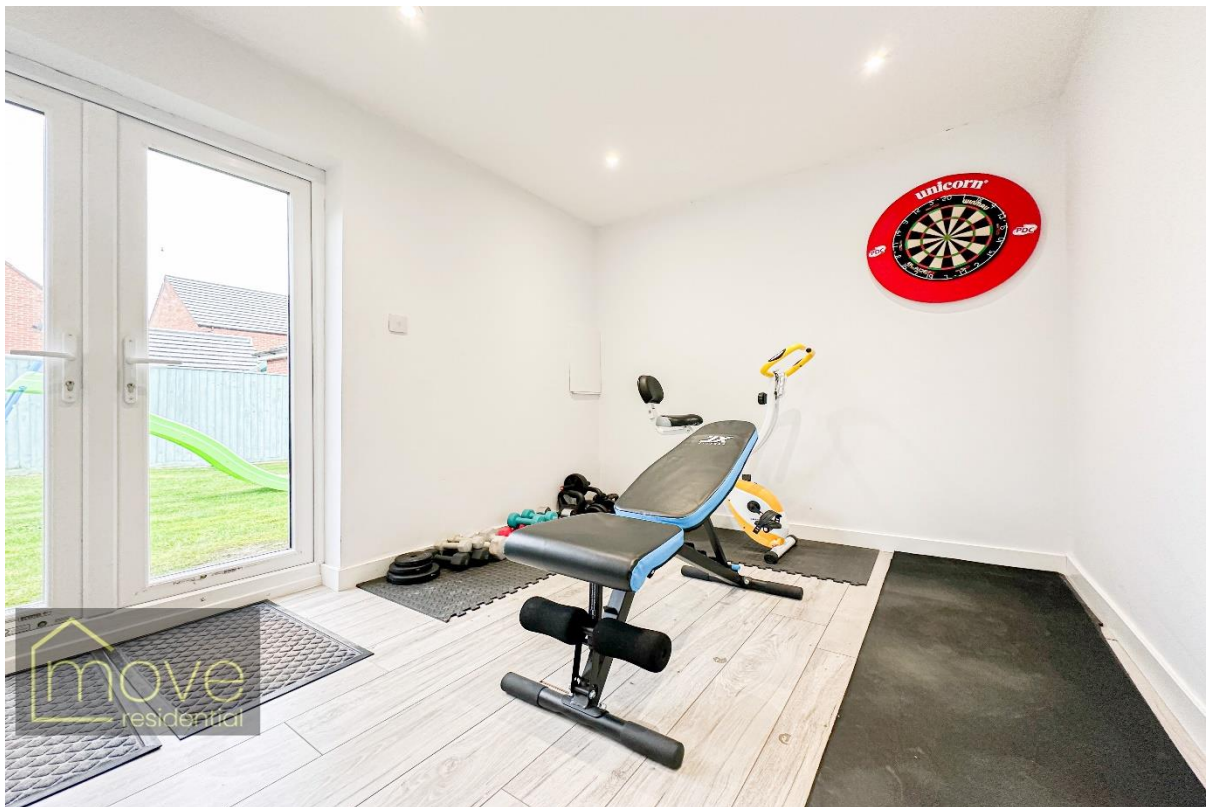














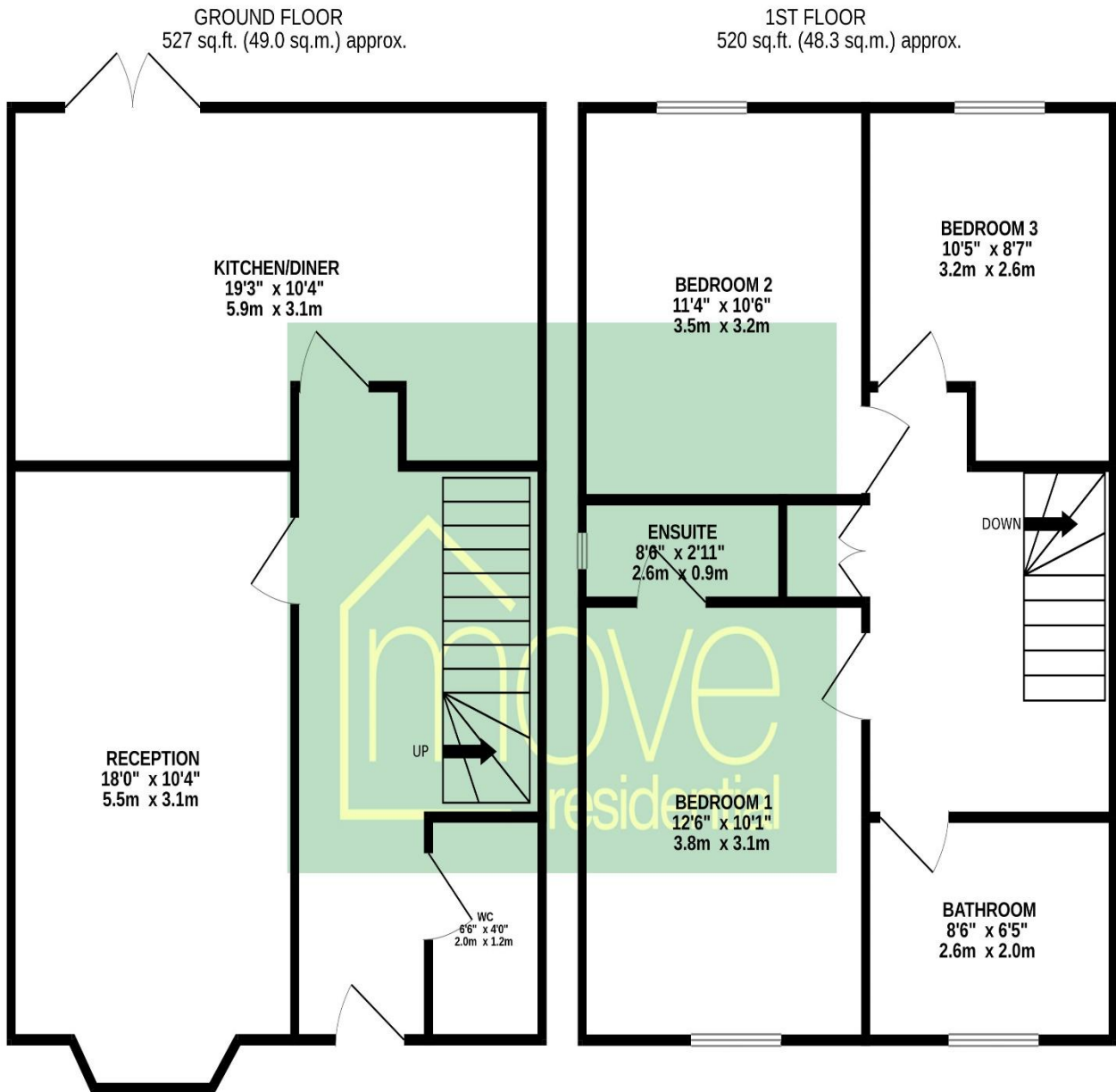
Description

Enjoying a prime position on Egret Close in the highly sought after suburb of Allerton, L19, is this stunning three bedroom detached family home, welcomed to the sales market courtesy of appointed agents, Move Residential. The property has been recently re-decorated, boasting new carpets, and with spacious and beautifully presented living proportions throughout, this promises to be an ideal purchase for a growing family looking to upsize in one of South Liverpool's most popular locations. An inviting entrance hallway greets you into the property, leading into a welcoming family lounge, awash with natural light courtesy of the large bay window. Tastefully decorated with an eye-catching feature fireplace at the centre, this space is as stylish as it is comfortable. This leads seamlessly into the open plan kitchen diner, featuring an array of modern fitted base and wall units with complementary worktops offering plentiful surface space, and sleek integrated appliances. With ample room for a substantial dining table ideally placed in front of the french doors, which offer views and access out to the lovely rear garden, this is the perfect setting for enjoying family mealtimes. The ground floor is completed by a convenient downstairs WC. Ascending to the first floor the property continues to impress, with two generously sized double bedrooms, the master benefitting from the added luxury of an ensuite shower room, and a well-proportioned single room, all finished to an impeccable standard. Concluding the interior of the property is a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a converted garage, which is currently in use as a gym and home office space, as well as a smartly tarmacked driveway providing off road parking. To the rear is a delightful neatly maintained lawned garden, presenting an outdoor space for the whole household to enjoy.

Location

Allerton 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 nearby Garston Park with its children's play area, swimming pool and fitness/leisure centre and, further away, the 94 acre Calderstones Park with a children's playground, ornamental gardens, a lake and a café. The group of shops beside Knightswood Court includes a post office, newsagent, off-licence and corner shop. The newly established Mossley Hill Co-operative store is also close by and Allerton Tesco superstore (on Mather Avenue) is one mile distant. Beyond the superstore is the thriving Allerton Road 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. 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 in the surrounding areas include some of the city's best, including The Bluecoat, Liverpool College and St Hilda's and primary schools including Booker Avenue, Gilmour Infant School and St Austin's. Transport links into and out of the City are excellent, with South Parkway train station and transport hub close by giving easy commuting access to both Liverpool City Centre, Manchester and beyond. Nearby Mather Avenue is a principal bus route with very frequent direct services to both the City Centre and John Lennon Airport. Knightswood Court is particularly well placed for access to both John Lennon Airport and the M62.

Floor Plan



TOTAL FLOOR AREA : 1048 sq.ft. (97.3 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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EPC

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.