



Canterbury Park, Allerton, L18 9XP

- Delightful Three Bedroom Semi Detached Property
- Modernised & Beautifully Presented Throughout
- Impressive Stylish Kitchen Diner & Conservatory
- Contemporary Three Piece Family Bathroom Suite
- Located in Highly Sought-After Suburb of Allerton
- Entrance Hall & Welcoming Front Reception Room
- Two Generous Double Bedrooms & Single Room
- Paved Garden to the Rear, Driveway & Garage



Offers Over £300,000



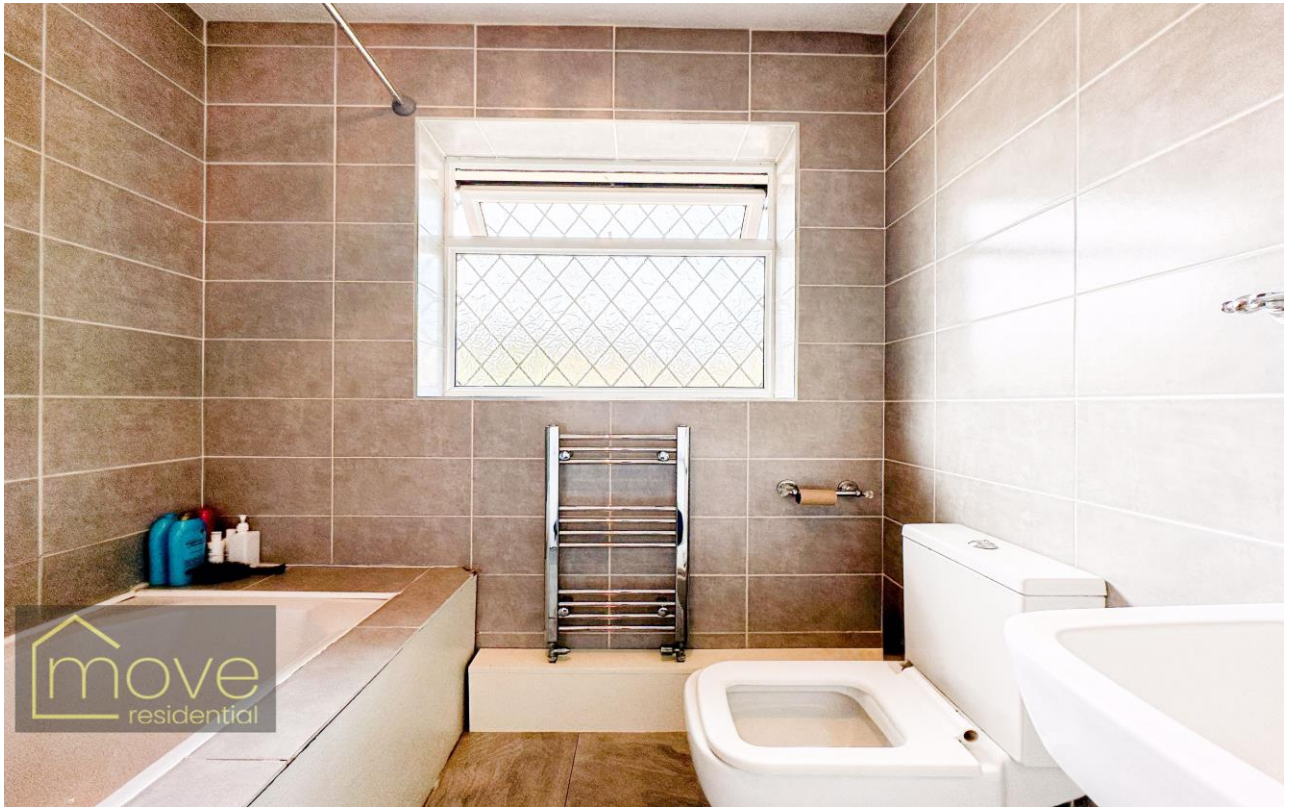














Description

Move Residential are thrilled to offer for sale this delightful three bedroom semi detached home, located in the ever-desirable suburb of Allerton, L18. The property offers generous living proportions with modern and beautifully presented interiors throughout, promising to make the perfect family home for a lucky buyer. An inviting entrance hall greets you into the property, leading into the bright and spacious front reception room, tastefully decorated in a neutral décor and boasting a feature fireplace, this space is as stylish as it is welcoming. This flows seamlessly into the open plan kitchen diner, that is sure to impress. The kitchen has been designed to the highest specifications, complete with an array of fitted high gloss base and wall units, complementary worktops and sleek integrated appliances. There is ample room for a dining table ideally positioned in front of the sliding doors which lead out into the well-maintained conservatory, flooding the space with natural light, presenting a charming setting for enjoying family mealtimes and entertaining guests. To the first floor, there are two generously sized double bedrooms and a well-proportioned single bedroom, all finished to a high standard. Concluding the interior of the property is a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a large paved garden to the rear providing the ideal outdoor space for al-fresco dining in the summer months. To the front is a driveway for off road parking along with a garage accommodating additional storage space.

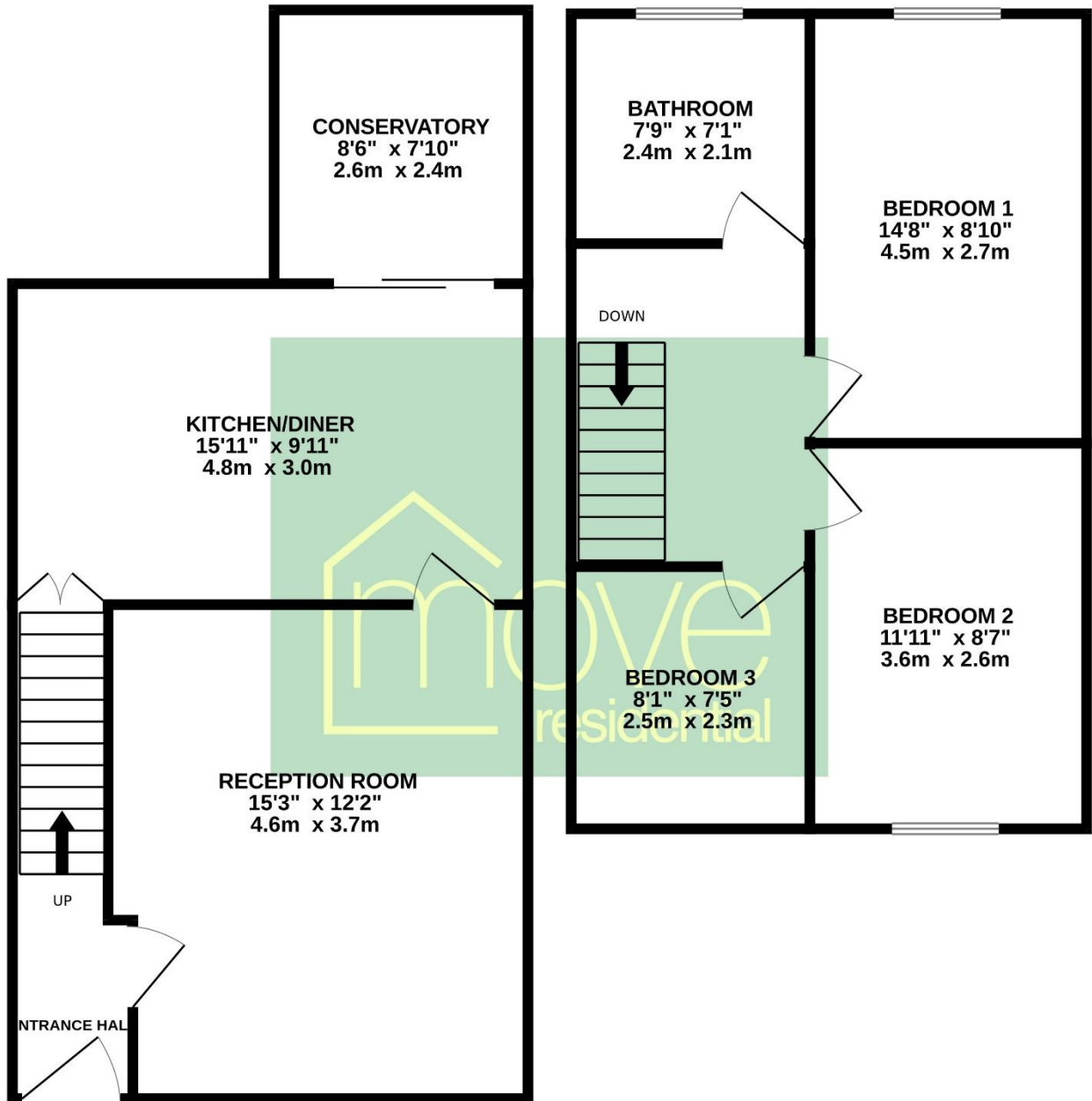
Location

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 94 acre Calderstones Park with a children's playground, ornamental gardens, a lake and a café, 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

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 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		
81-91	B		86 B
69-80	C		
55-68	D	65 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.