



Mather Avenue, Allerton, L18 9TQ

- Fantastic Three Bedroom Semi Detached Property
- Generously Proportioned & Beautifully Presented
- Impressive Extended Open Plan Kitchen Diner
- Luxurious New Contemporary Style Shower Room
- Located in Highly Sought-After Area of Allerton
- Entrance Hall & Two Spacious Reception Rooms
- Two Substantial Double Bedrooms & Large Single
- Delightful Garden to Rear, Driveway & Garage



£325,000





















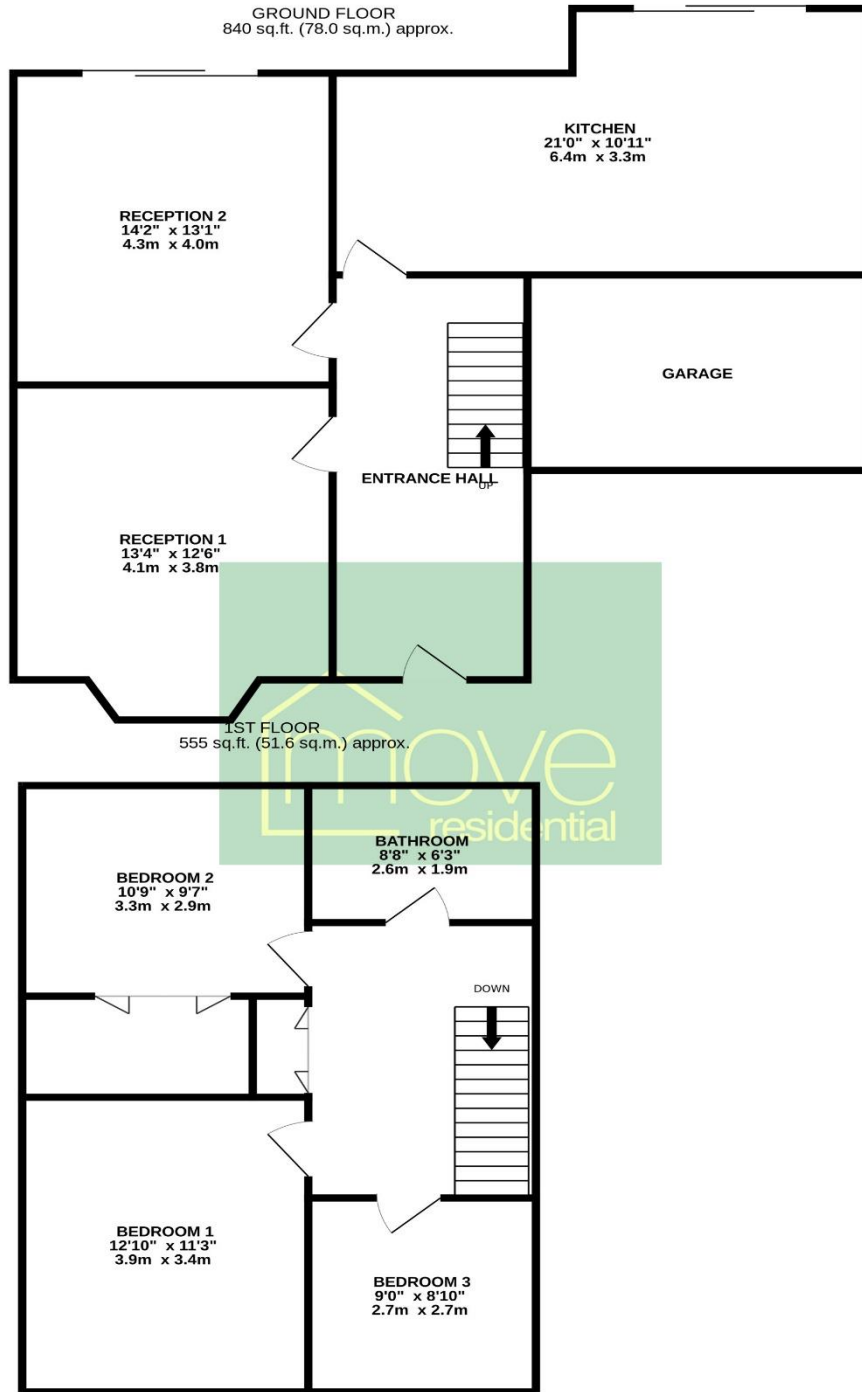
Description

Standing proudly on Mather Avenue in the highly desirable suburb of Allerton, L18, is this truly fantastic three-bedroom semi-detached home, welcomed to the sales market by Move Residential. The property boasts an attractive frontage, featuring new front windows, and having been extended to the highest standard, offers generous and immaculately presented living proportions throughout. This promises to be the perfect future residence for a lucky family looking for a home in one of South Liverpool's most sought-after locations. You are greeted into the home to a delightful entrance hallway which leads into a charming front dining room, awash with natural light courtesy of the bay window. Boasting a tasteful décor and eye-catching feature fireplace, this presents the perfect setting for enjoying family mealtimes and entertaining guests. This is followed by a welcoming family lounge with patio doors offering views and access out to the lovely rear garden, illuminating the room in daylight. Also featuring a stunning fireplace, this is both a comfortable and stylish space to relax. The ground floor centres around an impressive extended open plan kitchen diner, complete with a vast array of modern fitted base and wall units, complementary worktops providing plentiful surface space, sleek integrated appliances and a breakfast bar. This space offers ample room to accommodate a dining or sitting area ideally positioned in front of french doors looking out to the garden. The high standard continues to the first floor, where you will find two substantial double bedrooms and a well-proportioned single room, all finished to an impeccable standard, with both double rooms enjoying attractive fitted wardrobes. Completing the interior of the property is a new luxurious shower room, featuring complementary tiling to the walls and floor, creating a spa-like feel. Externally, the property enjoys a beautiful south facing rear garden, which enjoys a sunny aspect throughout the day and presents the ultimate outdoor space for the whole household to enjoy. The garden is made up of a neatly maintained lawn area with established greenery borders as well as a smartly flagged raised patio area which is partially covered, ideal for al-fresco dining and entertaining, and also offering electric points for hot-tub installation. To the front is a substantial driveway providing off road parking for two vehicles, as well as a garage accommodating additional storage space. This home further benefits from a new boiler, installed within the last two years, as well as an alarm system and security cameras to the front and back, along with front lighting in the soffits and a security light to the rear of the house.

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 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 : 1395 sq.ft. (129.6 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		85 B
69-80	C	73 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.