



Mather Avenue, Allerton, L18 6JZ

- Stunning Four Bedroom Detached Family Residence
- Extended to High Standard & Meticulously Updated
- Impressive Open Plan Kitchen Diner, Utility & WC
- Ensuite to Master & Luxury Family Bathroom Suite
- Located in Highly Sought-After Suburb of Allerton
- Grand Entrance Hall & Bay Fronted Family Lounge
- Four Bright & Generously Sized Double Bedrooms
- Expansive Rear Garden, Off Road Parking & Garage



Offers in Excess of £850,000





























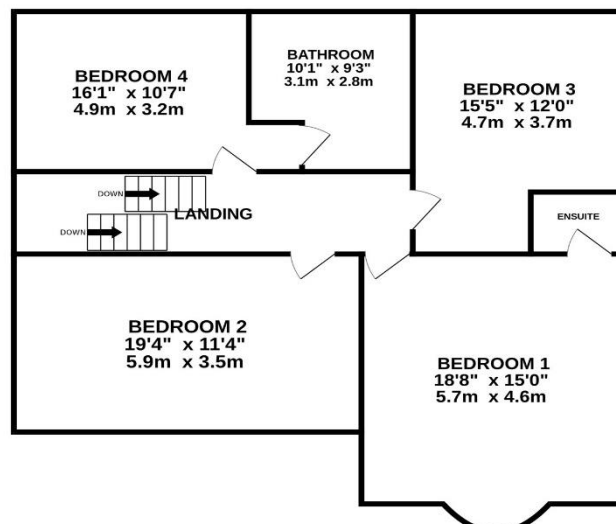
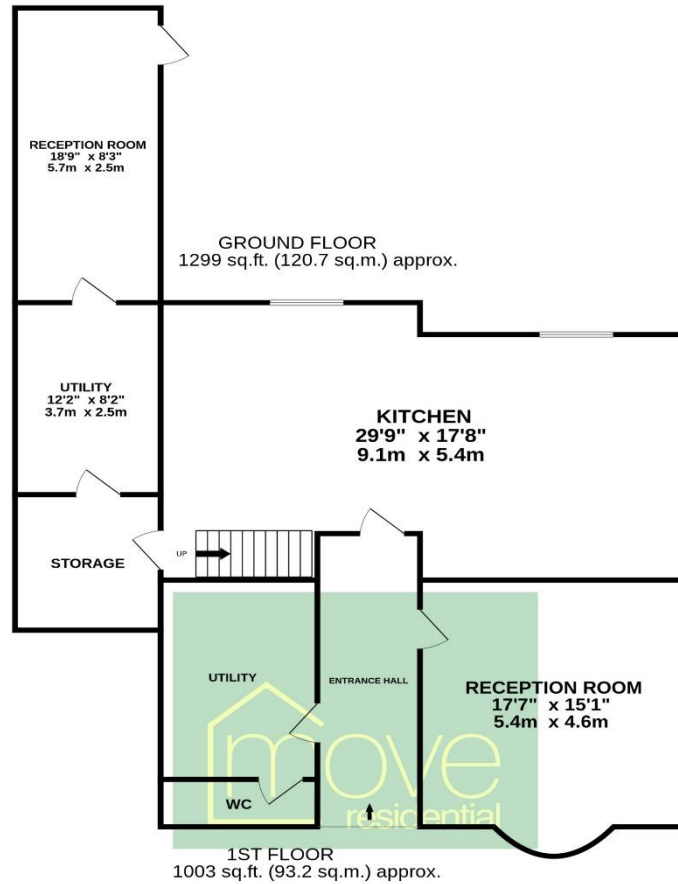
Description

Move Residential are delighted to offer for sale this absolutely stunning four bedroom extended detached residence, standing proudly on Mather Avenue in one of South Liverpool's most sought after suburbs, Allerton, L18. Having been lovingly and meticulously updated throughout to an exceptionally high standard, the property is ready to move into right away with no work needed and will provide an enviable forever home for an incredibly lucky family. Boasting an attractive frontage, the property internally comprises; a grand and welcoming entrance hallway, a bright and spacious bay fronted family lounge with an eye catching feature fireplace and surround, an impressive open plan lounge, kitchen and diner which is perfect for entertaining guests and family mealtimes, a converted garage which offers additional living space, a convenient utility room with integrated appliances and a convenient downstairs WC. The tour of the home continues to impress as you ascend to the first floor, where you will find four generously sized double bedrooms. Each bedroom is bathed in natural light and is finished in a tasteful design with the master bedroom enjoying from private access to an en suite shower room. Completing the interior of the home is a luxurious, fully tiled four piece family bathroom suite which enjoys a free standing roll top bath tub and a walk in shower unit. Externally, the property is further enhanced by its impressive surrounding areas. To the front of the property, a large substantial driveway provides off road parking for multiple vehicles; whilst to the rear elevation, there is an expansive laid to lawn garden which enjoys a sunny aspect throughout the course of the day. Boasting a range of colourful flowerbeds and established greenery borders, there is also a delightful patio area - which is perfect for alfresco dining during the warmer months. Further benefits to the property includes double glazing and gas central heating throughout.

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.

Floorplan



TOTAL FLOOR AREA : 2302 sq.ft. (213.8 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		
69-80	C		80 C
55-68	D	58 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.