



Buttermere Road, Bowring Park, L16 2NN

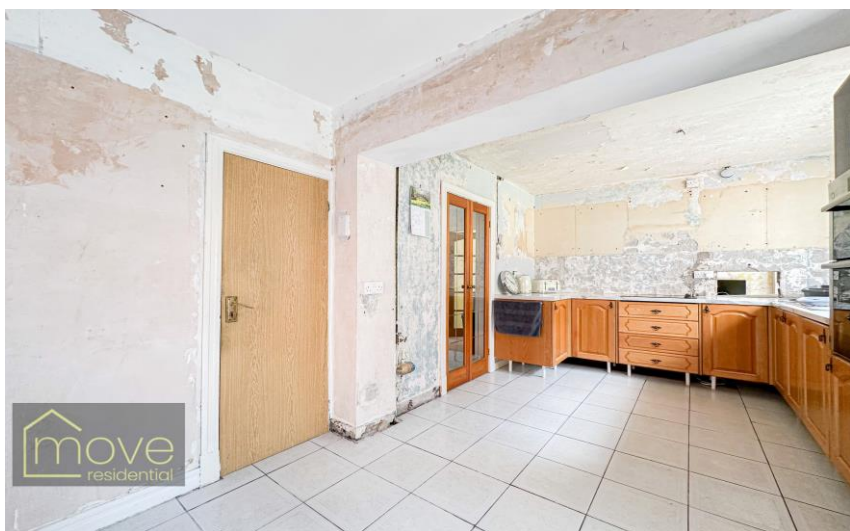
- Three Bedroom Semi Detached Property
- An Exciting Development Opportunity
- Kitchen, Utility Room & Downstairs WC
- Family Bathroom Suite & Loft Room
- Located in the Popular Bowring Park Area
- Vestibule, Hall & Two Reception Rooms
- Two Double Bedrooms & Single Room
- Garden to Rear & Off-Road Parking



Offers Over £300,000

















Description

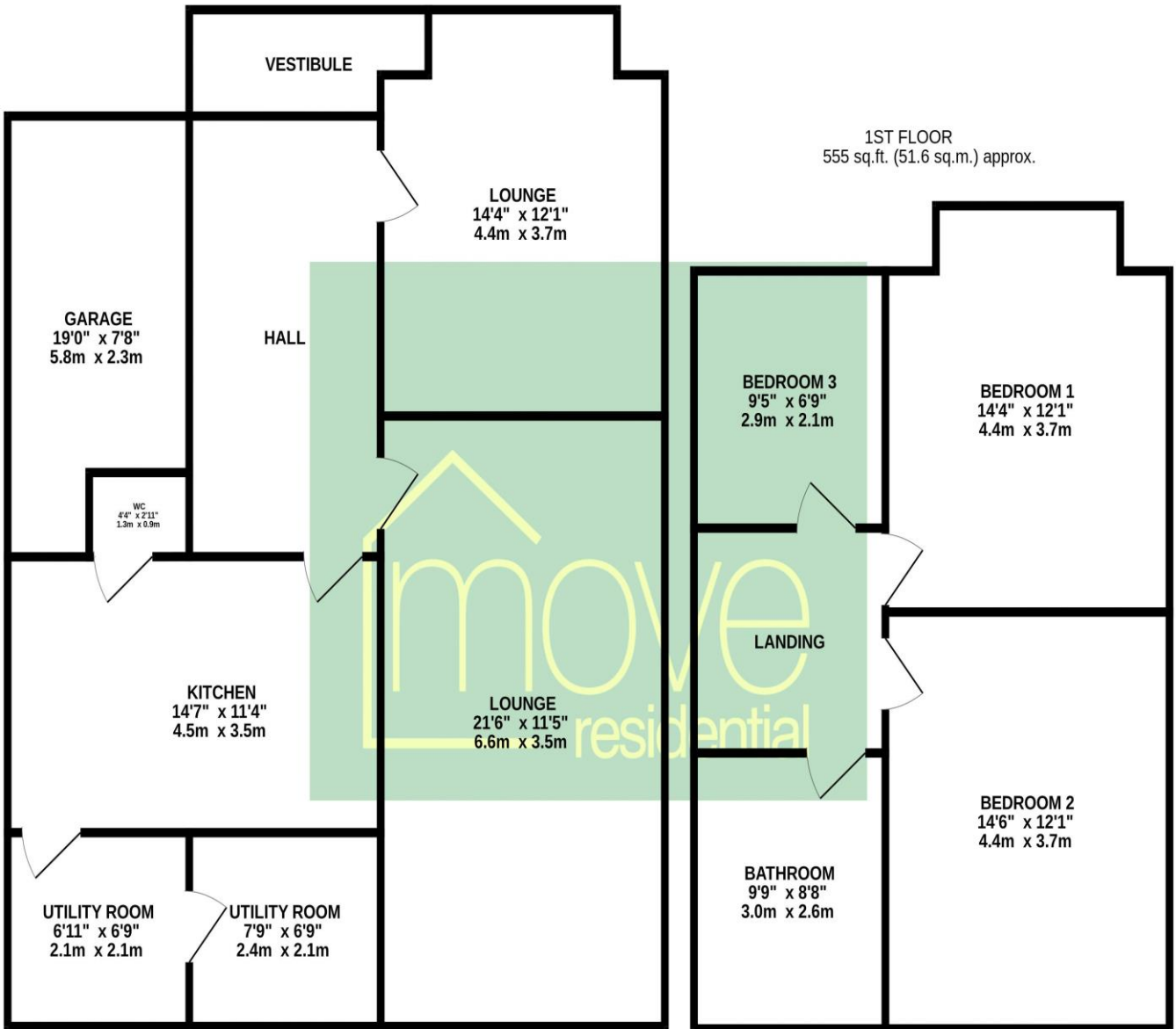
A rare opportunity has arisen within the sales market to purchase this three bedroom semi detached property on Buttermere Road in the highly favoured residential area of Bowring Park, L16. In need of modernisation throughout, this presents an exciting development opportunity for those looking to create their dream home and tailor their future residence to their own tastes. Boasting an attractive frontage that exudes curb appeal, the interior of the property currently consists of a vestibule and entrance hall, two bright and spacious reception rooms, a generously sized extended kitchen complete with a utility room, and a convenient downstairs WC. The first floor offers two spacious double bedrooms and a well-proportioned single room, all receiving plenty of natural light, along with a family bathroom suite. At the pinnacle of the property is a substantial loft room, offering an abundance of potential for conversion. Externally, the property enjoys a large garden consisting of a well-maintained lawn and patio area. To the front is a smartly flagged driveway providing off-road parking. Currently undergoing renovation, please refer to the proposed plans for the property, which show the ground floor transformed to offer an impressive open plan kitchen, dining and living area that is sure to become the heart of the home, providing the ultimate sociable space for enjoying family mealtimes and entertaining guests, complete with interior bi-folding doors and french/sliding doors out to the rear garden, flooding the space with natural light. The garage space will be converted to offer a study, as well as a utility room and WC.

Location

Bowring Park has a truly suburban feel to it with the range of large houses and green space making it a very sought after location. There are excellent transport links for commuters via the M62, which starts and ends in Bowring Park, and Broadgreen railway station, which offers regular services to Liverpool City Centre, Manchester, Wigan and St Helens, while the famous Childwall Five Ways links drivers to all areas of the City. For your free time, Bowring Park boasts the first municipal golf course in England, as well as the award winning National Wildflower Centre and plenty of open space. Childwall Woods meanwhile offers 39 acres of Local Nature Reserve to explore. Schools include Bishop Eton Primary School, the King David Schools and Childwall Sports College, as well as the Liverpool Hope University campus. Broadgreen and the areas around it offer a comfortable modern slice of Liverpool life with the security that buying in a long established area brings.

Floor Plan

GROUND FLOOR
963 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.

TOTAL FLOOR AREA : 1518 sq.ft. (141.0 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	70 C	79 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.