



## Curtis Road, Walton, L4 8TD

- Fantastic Three Bedroom Semi Detached Property
- Occupying a Generous Plot - Spacious Throughout
- Second Reception Room into Modern Fitted Kitchen
- Contemporary Style Bathroom Suite & Separate WC
- Located in the Popular Residential Area of Walton
- Inviting Entrance Hall & Welcoming Front Lounge
- Two Substantial Double Bedrooms & Single Room
- Delightful Rear Garden, Off-Road Parking & Garage



£220,000

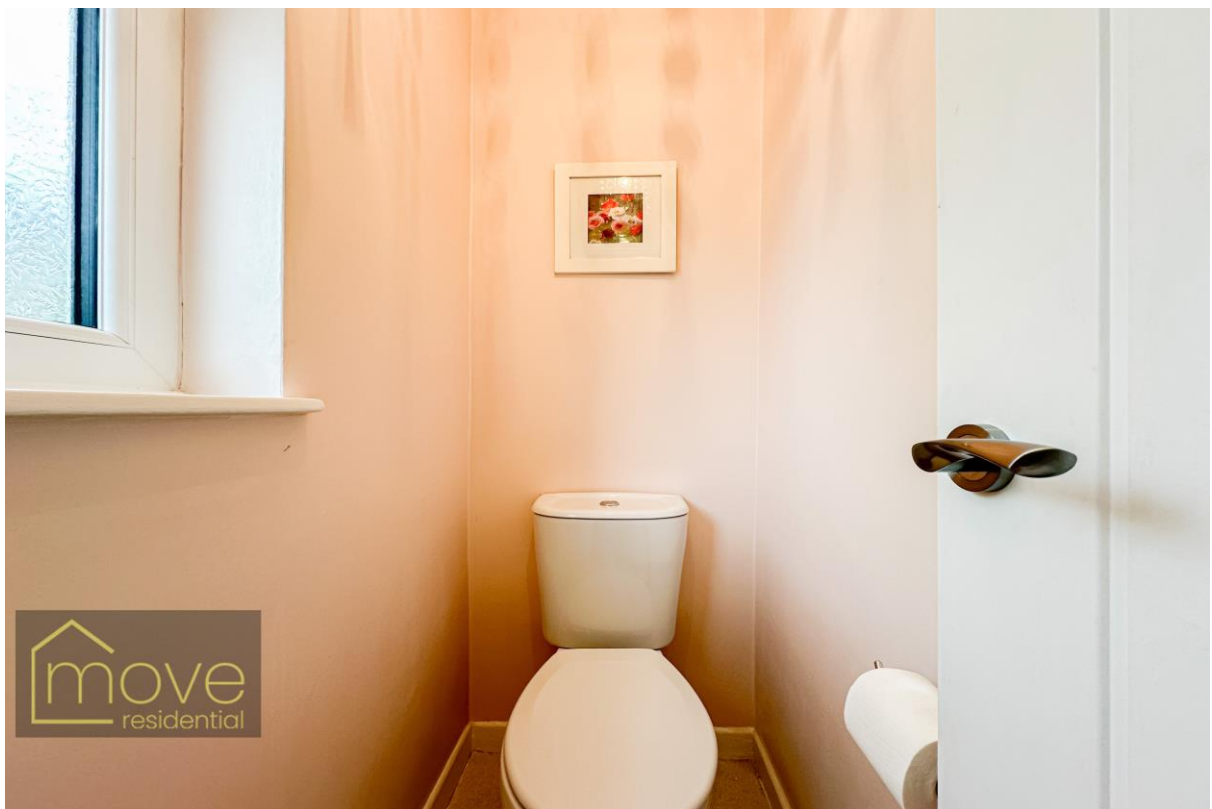
















## **Description**

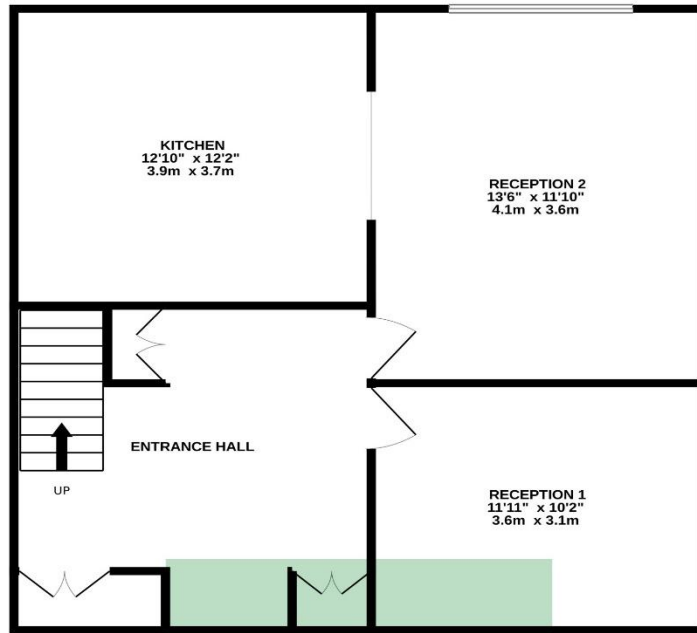
Move Residential are delighted to offer for sale this fantastic three bedroom semi detached home, located on Curtis Road in the popular residential area of Walton, L4. Occupying a generous plot, the property offers spacious and beautifully presented living accommodation throughout, promising to make a fantastic future home for a lucky buyer. A welcoming entrance hall invites you into the property, leading you into the first of two spacious and well-presented reception rooms, finished in a neutral décor with an attractive wood-style laminate flooring which continues throughout the ground floor. The secondary reception room enjoys a feature fireplace and sliding doors out to the rear garden, flooding the space with natural light, flowing seamlessly into the modern kitchen. The kitchen is complete with a range of stylish fitted wall and base units, complementary worktops offering plentiful surface space, and sleek integrated appliances. Ascending to the first floor, you will find two generously sized double bedrooms and a well-proportioned single room, all finished to an excellent standard with plush carpeting, and receiving plenty of natural light. Adding the finishing touches to this lovely home is a contemporary style family bathroom suite with separate WC. Externally, the property further benefits from a delightful rear garden, made up of a neatly maintained lawn with decorative greenery borders, and a flagged patio area, presenting an outdoor space for the whole household to enjoy. To the front a substantial driveway provides off-road parking for two vehicles and a garage accommodates additional storage space.

## **Location**

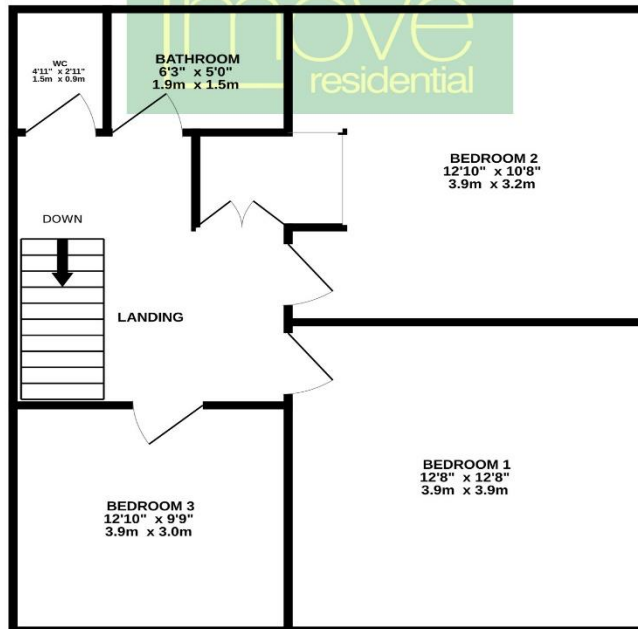
Walton is popular with families and first time buyers who can find affordable housing within easy reach of the City Centre and a number of good schools and other amenities. Property is mainly traditional terraced housing, with some more modern apartment developments. Nearby is Stanley Park - 111 acres of Grade II listed grand Victorian Park - complete with lakes, pavilions and a rose garden, and Walton Park is just a stone's throw away. Local buses are frequent, train connections can be made at Bank Hall and Kirkdale Stations in L4 and Sandhills In L5, and the M57 is within easy reach for car journeys out of Liverpool.

# Floor Plan

GROUND FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 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		
55-68	D	62 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.