



## Norville Road, Broadgreen, Liverpool, L14 3LU

- Wonderful Three Bedroom Semi Detached Family Home
- A Rare Find - Available for Sale with No Onward Chain
- Modern Fitted Kitchen, Utility Room & Playroom/Office
- Contemporary Style Four Piece Family Bathroom Suite
- Located in the Popular Residential Area of Broad Green
- Porch, Entrance Hall, Through Lounge & Conservatory
- Three Spacious Double Bedrooms & Large Loft Room
- Landscaped Garden to the Rear & Off-Road Parking



£250,000



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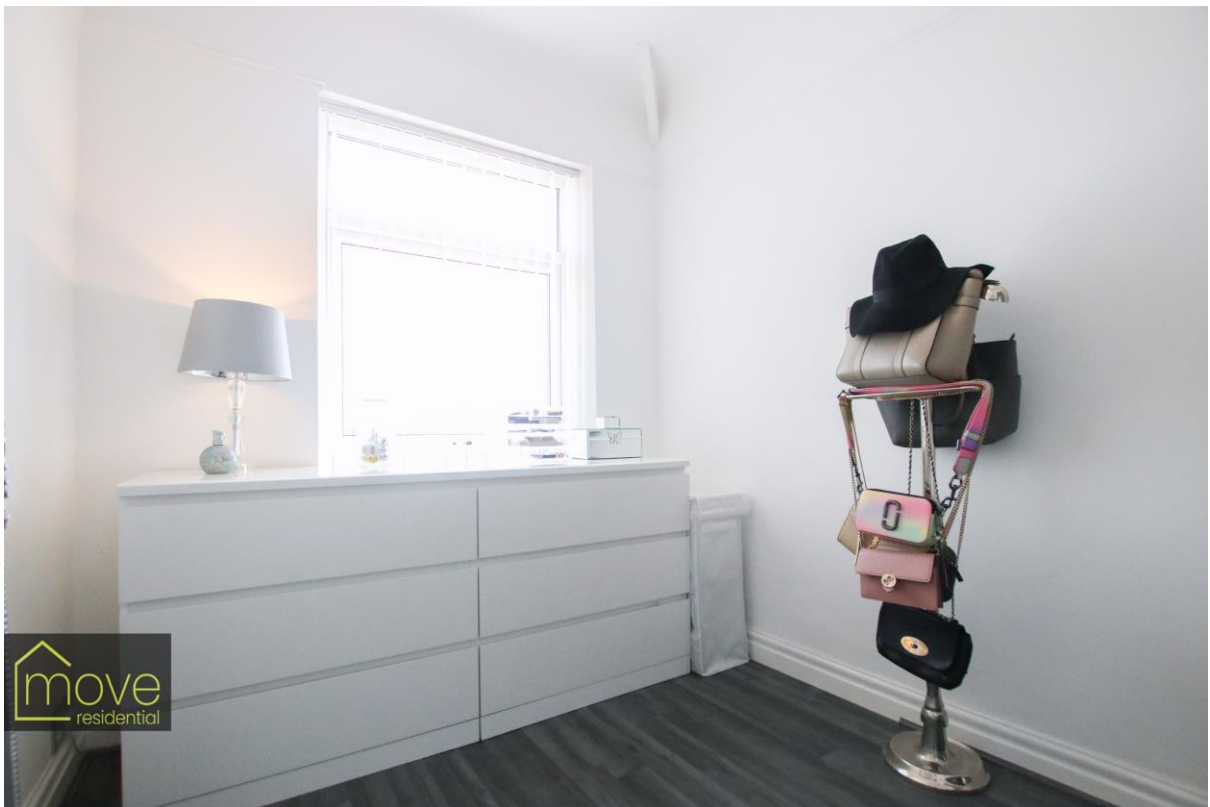
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## Description

Move Residential are delighted to showcase for sale, with no onward chain, this wonderful three bedroom extended semi detached family home, located on Norville Road in the popular residential area of Broadgreen, L14. In brief, the property comprises; a welcoming porch and entrance hallway, a bright and spacious bay fronted formal dining room which flows seamlessly into a stunning family lounge with an eye catching log burner stove, a delightful conservatory which offers views and access to the pretty landscaped play room and a converted garage which offers the potential to be used as an office space or child's play room. Furthermore, there is a modern fitted kitchen which is complete with a range of wall and base units, integrated appliances and ample work surface space. There is also a convenient utility room offering additional storage and plumbing for appliances. The tour of the home continues to impress as you ascend to the first floor, where you will find two generously sized and impeccably presented double bedrooms, a good sized single bedroom and a contemporary style, four piece family bathroom suite. At the pinnacle of the property, to the second floor, there is an impressive loft room with velux window which is accessed via a set of stairs from the second bedroom. This loft room would be ideally used as a dressing room or home office. Externally, to the front of the property, off road parking is provided; whilst to the rear of the property, there is a lovely rear garden which offers a patio area ideal for alfresco dining. Further benefits to the property include double glazing and gas central heating.

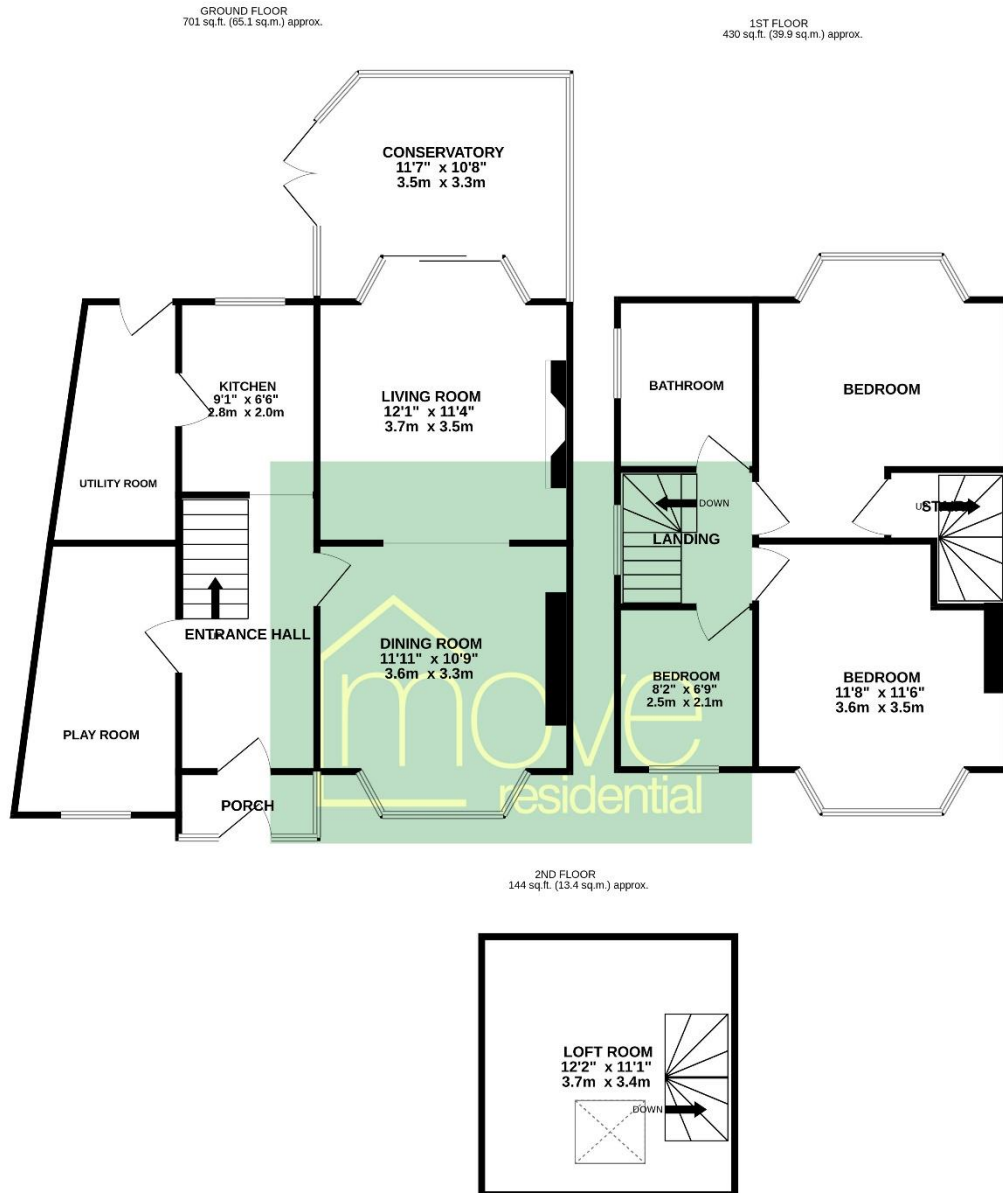
## Location

Primarily made up of semi-detached and detached houses, Broadgreen 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 Bishops 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.

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Floorplan



TOTAL FLOOR AREA : 1275 sq.ft. (118.5 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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## 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.