



Booker Avenue, West Allerton, Liverpool, L18 4RD

- Fantastic Three Bedroom Semi Detached Property
- Generously Proportioned & Bursting with Potential
- Second Epacious Reception Room & Fitted Kitchen
- Substantial Single Room & Three-Piece Bathroom
- Prime Location in Desirable Area of West Allerton
- Entrance Hall & Large Bay Fronted Family Lounge
- Two Bright & Generously Sized Double Bedrooms
- Expansive Rear Garden, Off-Road Parking & Garage



£395,000















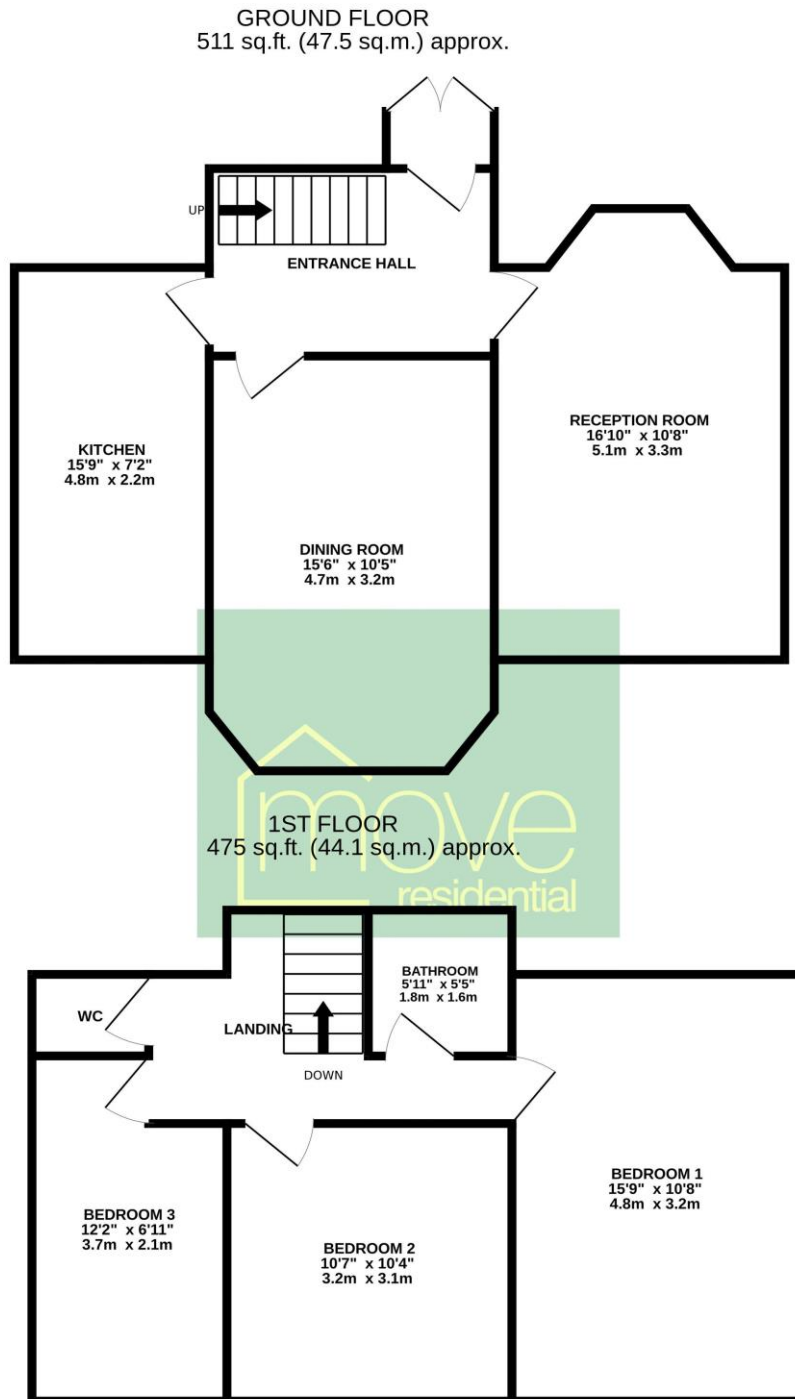
Description

Move Residential are delighted to welcome to the market this fantastic three bedroom semi detached property, enjoying a prime location on Booker Avenue in the highly sought-after area of West Allerton, L18. This promising property boasts a characterful frontage and is practically bursting with potential, offering generous and well-maintained accommodation throughout, ready and waiting to be purchased by a lucky buyer who is searching for a home they can put their own stamp on. Following through the inviting entrance hall, you are led into the first of two bright and spacious reception rooms, the first benefitting from a feature fireplace and a walk-in bay window which bathes the room in natural light, and the second enjoying a set of French doors providing views and access out to the rear garden. This is followed by a substantial kitchen complete with a range of modern fitted base and wall units, plentiful surface space and integrated appliances. Continuing to the first floor, you will find two generously sized double bedrooms and a well-proportioned single room, all well-presented and receiving plenty of natural light. Completing the interior of this property is a three-piece family bathroom suite. Further enhancing this wonderful home is an expansive rear garden made up of a vast lawn which offers an abundance of space for outdoor recreational activities, and a patio area presenting an idyllic spot for al-fresco dining. To the front, there is a sizable driveway providing off-road parking, and a garage accommodating additional storage space.

Location

West Allerton is a popular residential area located in the South Liverpool district of Merseyside. It is a vibrant community with a mix of young families and professionals, making it a desirable location for those looking to buy a property. The area has a range of local amenities including schools, shops, cafes, bars, and restaurants, offering everything you need within easy reach. The new Liverpool Shopping Park, which includes a range of popular high-street stores, is also located nearby. West Allerton is well known for its beautiful green spaces, including Allerton Towers, which is home to several attractive gardens. Calderstones Park is another popular outdoor area with a boating lake, duck pond, and children's playground. The area is well connected to the rest of Liverpool with regular bus services and easy access to major roads. The nearby South Parkway train station offers regular trains to Liverpool's city centre, making it a great choice for commuters. Overall, West Allerton offers a great balance of city and suburban living, making it an ideal location for families, young professionals and anyone looking for a spacious and convenient area to call home.

Floor Plan



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 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.