



Greystone Crescent, Broadgreen, Liverpool, L14 6UJ

- Delightful Extended Three Bedroom Semi Detached Property
- An Extensive Plot - Available For Sale With No Onward Chain
- Modern Fitted Kitchen & Convenient Downstairs Shower Room
- Contemporary Style Shower Room With Walk-In Shower Unit
- Quiet Cul-De-Sac Location in the Popular Area of Broadgreen
- Inviting Entrance Hall & Welcoming Spacious Reception Room
- Two Generously Sized Double Bedrooms & Large Single Room
- Charming Lawned Garden to Rear & Off-Road Parking to Front



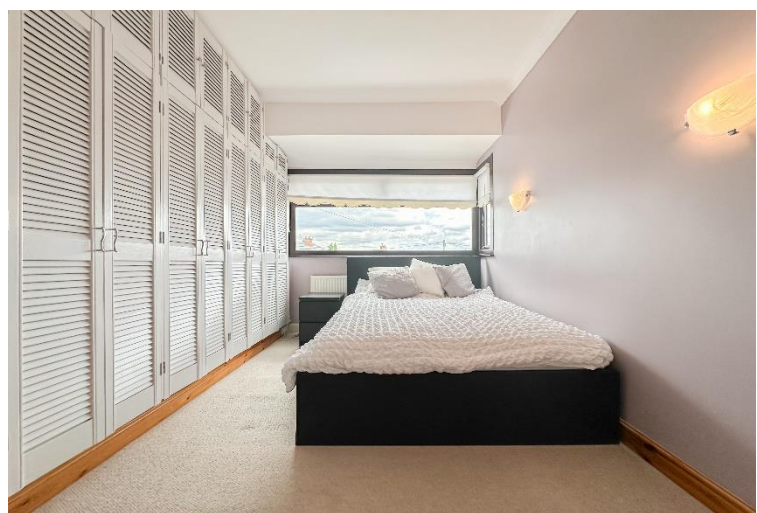
£230,000















Description

Situated in a peaceful cul-de-sac location on Greystone Crescent in the popular residential area of Broadgreen, L14, is this delightful three bedroom semi detached property, available for sale with no onward chain. The property enjoys an extensive corner plot, and has been extended to a high standard, offering generous and beautifully presented living proportions throughout, promising to make a fantastic home for a very lucky family. Following through the inviting entrance hall, you are led into a bright and spacious reception room which comfortably accommodates both a sitting and dining area, presenting a brilliant sociable space for relaxing and enjoying family mealtimes. Finished in a tasteful décor which showcases the ornate wall and ceiling detailing and eye-catching fireplace, this room feels both welcoming and stylish. Continuing through, you will find a substantial modern kitchen complete with a range of attractive fitted base and wall units and plentiful surface space, with a huge window offering picturesque views out to the rear garden. Concluding the ground floor is a tiled shower room. Ascending to the first floor, you will find two generously sized double bedrooms and a well-proportioned single room, all well-presented with plush carpeting throughout, and receiving plenty of natural light. Completing the interior of the property is a second contemporary style shower room boasting a walk-in shower unit. Externally the property enjoys a huge garden to the rear made up of an expansive and neatly maintained lawn, with attractive greenery borders providing seclusion, along with a flagged patio area providing a serene spot for enjoying al-fresco dining. To the front, a sizable driveway accommodates off-road parking.

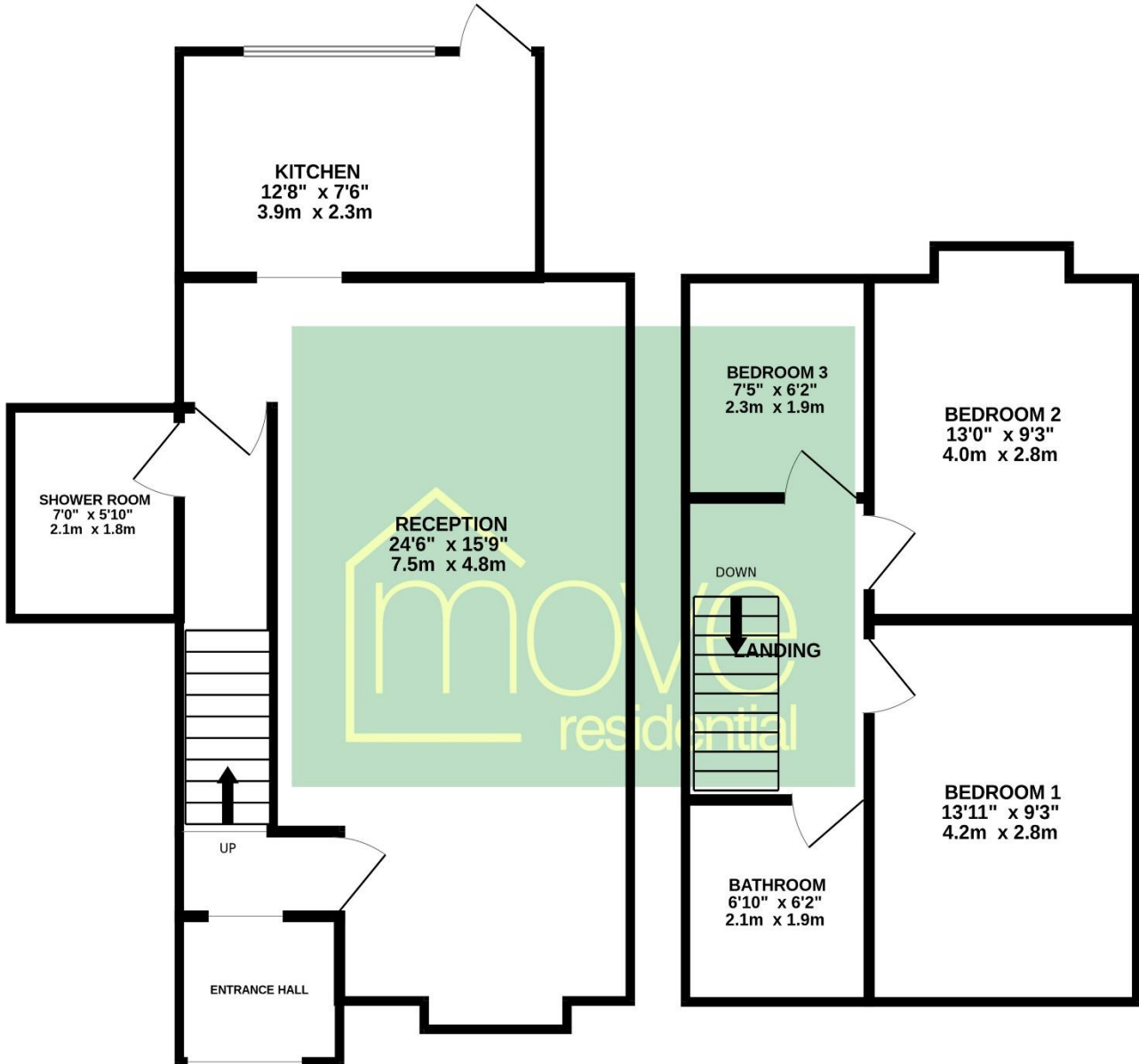
Location

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.

Floor Plan

GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 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.