

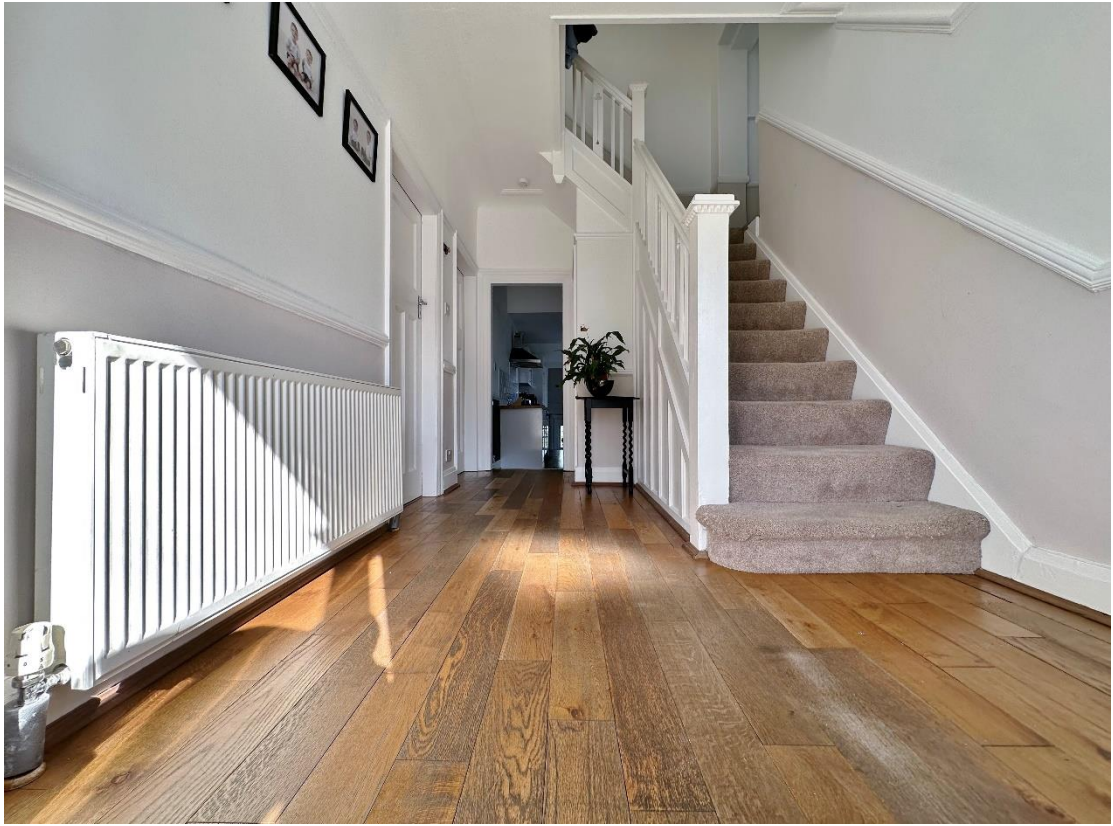


Glenmore Avenue, Allerton, Liverpool, L18 4QE

- Impressive Four Bedroom Semi Detached Family Residence
- Immaculately Presented and Well Planned Living Space
- Modern Fitted Kitchen Diner with Steps Down to a Utility Room
- Front Garden, Ample Off Road Parking and an Integral Garage
- Situated in the Highly Desirable Area of Allerton, L18
- Hallway, Downstairs W.C and Two Large Reception Rooms
- Four Sizeable Bedrooms, En Suite and Luxury Four Piece Bathroom
- Beautifully Landscaped Enclosed Rear Garden - Viewing Essential



Offers in Excess of £550,000





















Description

Standing proudly on Glenmore Avenue in the highly desirable suburb of Allerton, L18, is this impressive four bedroom semi detached family home is welcomed to the sales market courtesy of appointed agents, Move Residential. Seamlessly blending character features with contemporary living, this home boasts spacious and well planned family living accommodation which is bathed in natural light and appointed with a tasteful décor throughout.

In brief you have a welcoming hallway with downstairs W.C off, two well proportioned reception rooms both with feature fireplaces. At the heart of this superb home you have a bespoke kitchen diner, fitted with a comprehensive range of wall and base units with contrasting worktops and a range of integrated appliances, stairs lead down to a useful utility room. To the first floor you have three double bedrooms, fourth bedroom, en suite to bedroom two and a luxurious four piece family bathroom. Further benefiting from ample off road parking, integra garage, double glazing and gas central heating. Completing this magnificent home perfectly is the private enclosed rear garden, beautifully manicured with raised patio area and steps down to an artificial lawn. A closer inspection is strongly recommended to appreciate this stunning family home in full.

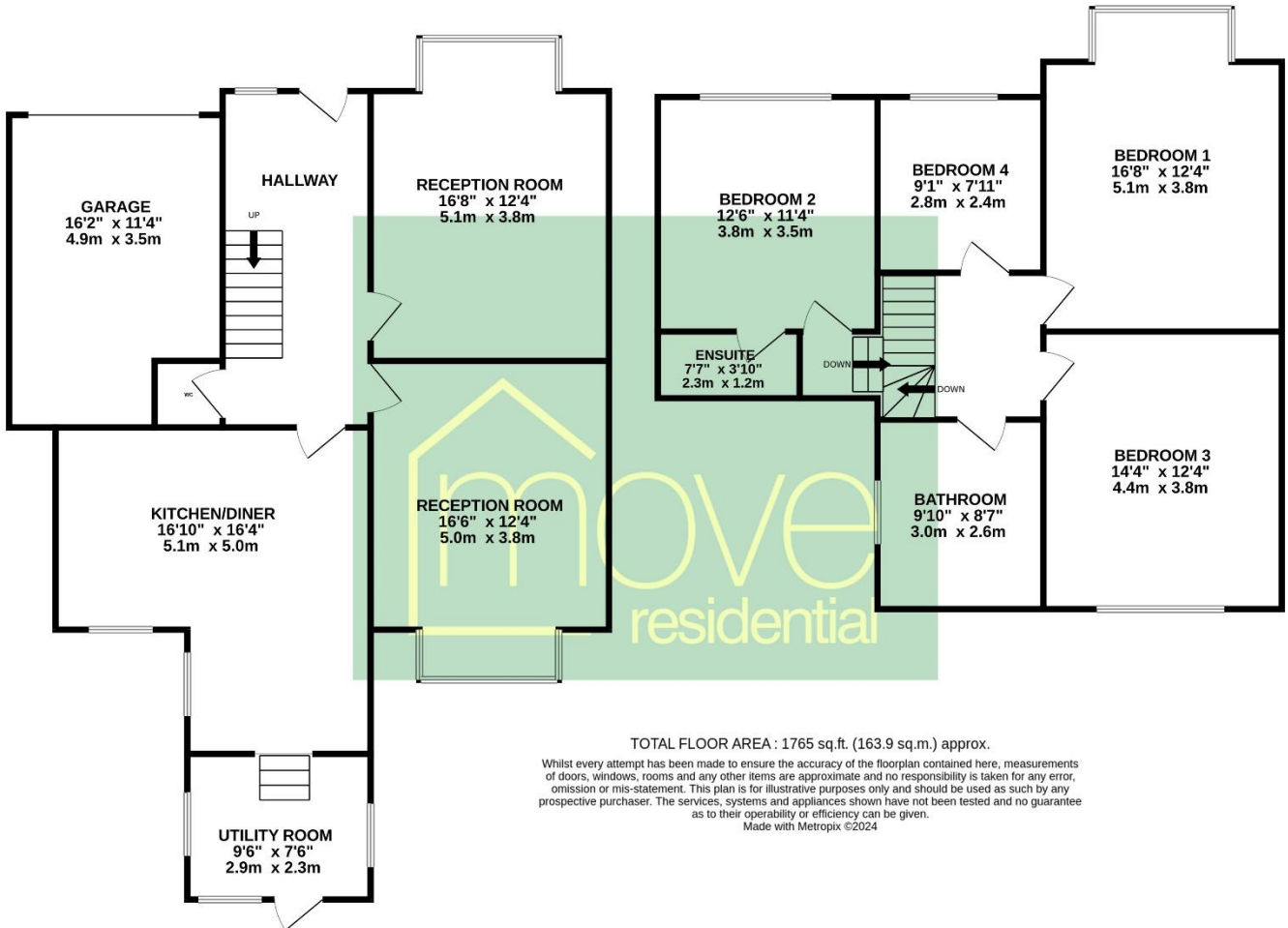
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

GROUND FLOOR
994 sq.ft. (92.3 sq.m.) approx.

1ST FLOOR
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 1765 sq.ft. (163.9 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.