



Evercroft Road, Roby, L14 7AF

- Delightful Three Bedroom Semi Detached Property
- Extended to High Standard, Immaculately Presented
- Impressive Open Plan Extended Kitchen Diner
- Spacious Single Bedroom and Family Bathroom
- Located in the Popular Residential Area of Roby
- Hallway, Reception Room and Downstairs WC
- Two Double Bedrooms with Ensuite to Master
- Garden, Driveway for Off Road Parking and Garage



Offers Over £300,000

















Description

Move Residential are thrilled to offer for sale this delightful three bedroom semi detached family home, located on Evercroft Road in the popular residential area of Roby, L14. The property has been extended to the highest standard and is impeccably presented throughout, promising to be the perfect purchase for growing families. An inviting hallway welcomes you into the property, leading into a bright and luxurious family lounge. The ground floor centres around the striking extended open plan kitchen diner, featuring a glass roof and sliding doors that run the length of the rear, flooding the room with natural light. The brand-new kitchen features stylish wall and base units with complimenting work tops offering plentiful surface space, as well as sleek integrated appliances. Featuring an island at the centre, this really is the ultimate space for family dining and entertaining guests. Completing this floor is a convenient downstairs WC. As you ascend to the first floor, you will find two beautifully presented generously sized double bedrooms, with the master enjoying en suite facilities, as well as a lovely spacious single bedroom. Providing the finishing touches to the interior of the home is a contemporary style three piece family bathroom suite. Externally, to the front of the property there is a substantial driveway providing ample off road parking, as well as a single garage. To the rear is a well maintained lawned garden with an attractive flagged patio area, providing the perfect outdoor space for both alfresco dining and recreational activities for the whole household to enjoy.

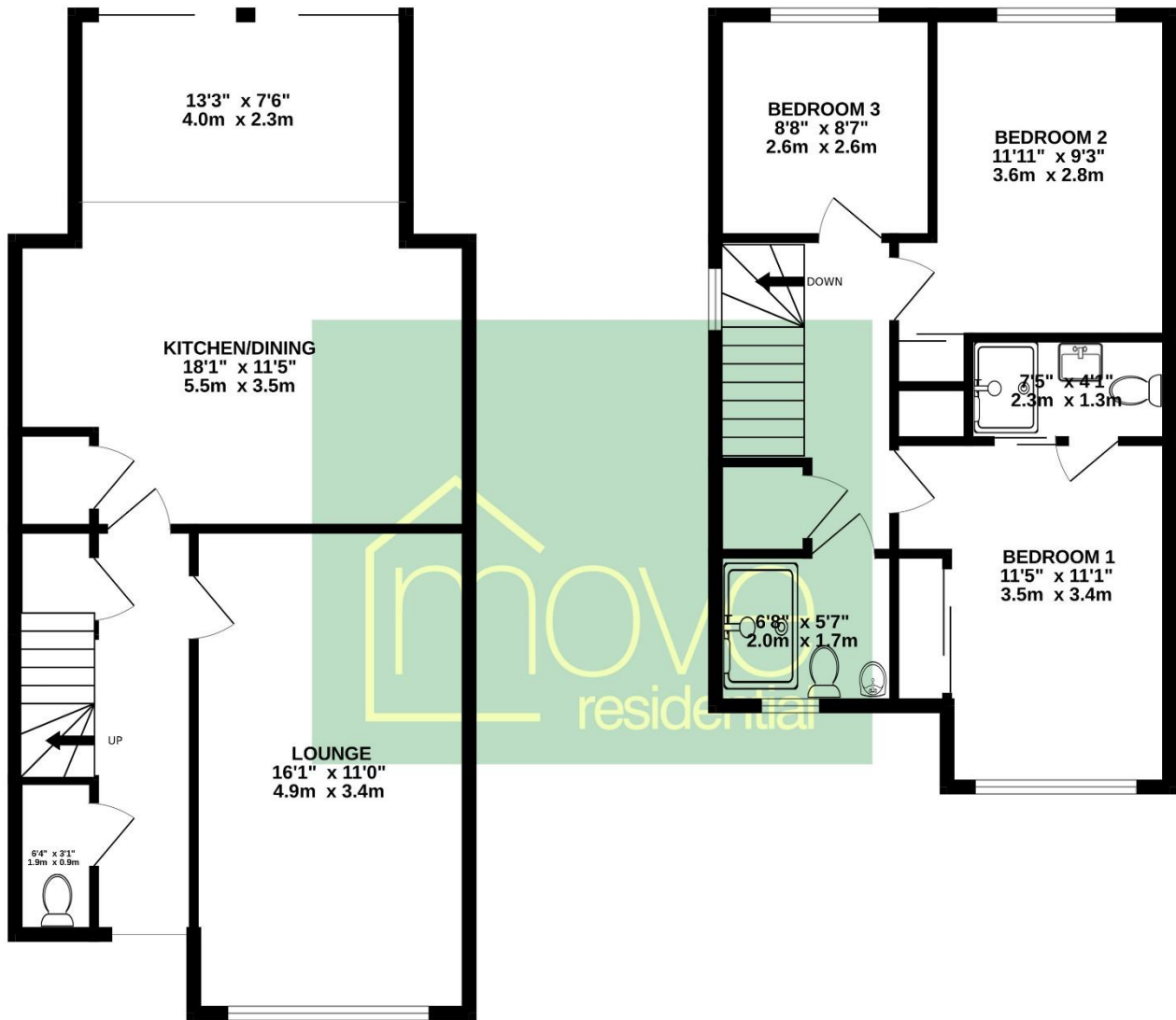
Location

Primarily made up of semi-detached and detached houses, Roby 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
654 sq.ft. (60.8 sq.m.) approx.

1ST FLOOR
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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		90 B
69-80	C	79 C	
55-68	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.