



Mather Avenue, West Allerton, Liverpool, L19 4TG

- Delightful Three Bedroom Mid Terrace Home
- Generous & Beautifully Presented Throughout
- Two Double Bedrooms & Large Single Room
- Sizable Rear Garden with Flagged Patio Area
- Located in the Desirable Area of West Allerton
- Stylish Open Plan Kitchen, Dining & Living Area
- Luxurious Three-Piece Family Bathroom Suite
- A Fantastic Opportunity for Growing Families



£240,000















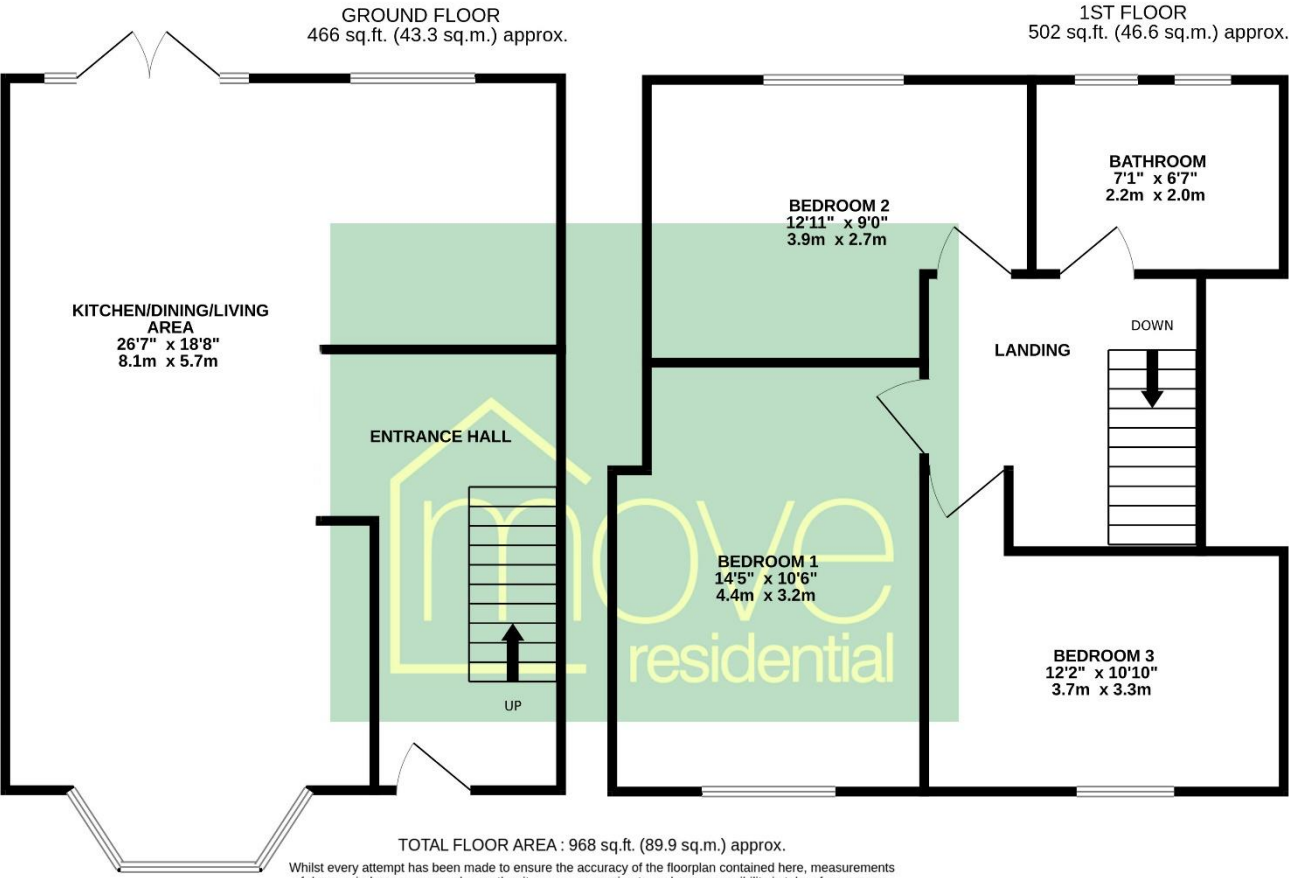
Description

This delightful three bedroom terrace home, located on Mather Avenue in the highly desirable area of West Allerton, L19 is welcomed to the sales market by appointed agents Move Residential. Offering generous and beautifully presented living proportions throughout, this promises to make a fantastic future home for growing families. The ground floor has been opened up to create a fantastic open plan kitchen dining and living space, which provides the perfect setting for sociable family living, impeccably finished throughout in a tasteful décor featuring wood style flooring. A welcoming sitting area flows seamlessly into a delightful kitchen diner complete with a range of stylish fitted units, complementary worktops providing plentiful surface space and a selection of sleek integrated appliances. There is ample room to accommodate a dining table in front of French doors which offer views and access out to the rear garden, offering a charming space for enjoying family mealtimes. Continuing up to the first floor you will find two generously sized double bedrooms and a well-proportioned single room, each finished to an excellent standard featuring plush carpeting throughout. Adding the finishing touch to the interior to this lovely home is a luxurious three-piece family bathroom suite boasting a clawfoot bathtub and chic patterned flooring. Externally, the property enjoys a sizable rear garden consisting of a neatly maintained lawn offering ample room for recreational activities, and a flagged patio area providing the ideal spot for al-fresco dining during the summer.

Location

Allerton is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. There are a wide variety of housing types available, including a range of Victorian terraced properties (some substantial) and mainly traditional semi detached and detached houses of all sizes, as well as some apartments. Open green space includes the nearby Garston Park with its children's play area, swimming pool and fitness/leisure centre and, further away, the 94 acre Calderstones Park with a children's playground, ornamental gardens, a lake and a café. The group of shops beside Knightswood Court includes a post office, newsagent, off-licence and corner shop. The newly established Mossley Hill Co-operative store is also close by and Allerton Tesco superstore (on Mather Avenue) is one mile distant. Beyond the superstore is the thriving Allerton Road high street which has retained a traditional butchers, fishmongers and green grocers and, together with Rose Lane, offers some of the best bars and restaurants outside of the City Centre. There is a popular local library on Allerton Road and sports facilities include Palmerston Hard Court Tennis Club, Allerton Golf Course and LA Fitness Centre. Schools in the surrounding areas include some of the city's best, including The Bluecoat, Liverpool College and St Hilda's and primary schools including Booker Avenue, Gilmour Infant School and St Austin's. Transport links into and out of the City are excellent, with South Parkway train station and transport hub close by giving easy commuting access to both Liverpool City Centre, Manchester and beyond. Nearby Mather Avenue is a principal bus route with very frequent direct services to both the City Centre and John Lennon Airport. Knightswood Court is particularly well placed for access to both John Lennon Airport and the M62.

Floor Plan



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

Awaiting Image.

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.