



Ballantyne Grove, Clubmoor, Liverpool, L13 9AP

- Promising Three Bedroom Semi Detached Home
- A Rare Find - Available with No Onward Chain
- Porch, Entrance Hall, Lounge & Fitted Kitchen
- Contemporary Shower Room & Separate WC
- Quiet Cul-De-Sac Location in Popular Clubmoor
- Well-Proportioned & Brimming with Potential
- Three Generous & Well-Presented Bedrooms
- Substantial Rear Garden & Off-Road Parking



£175,000













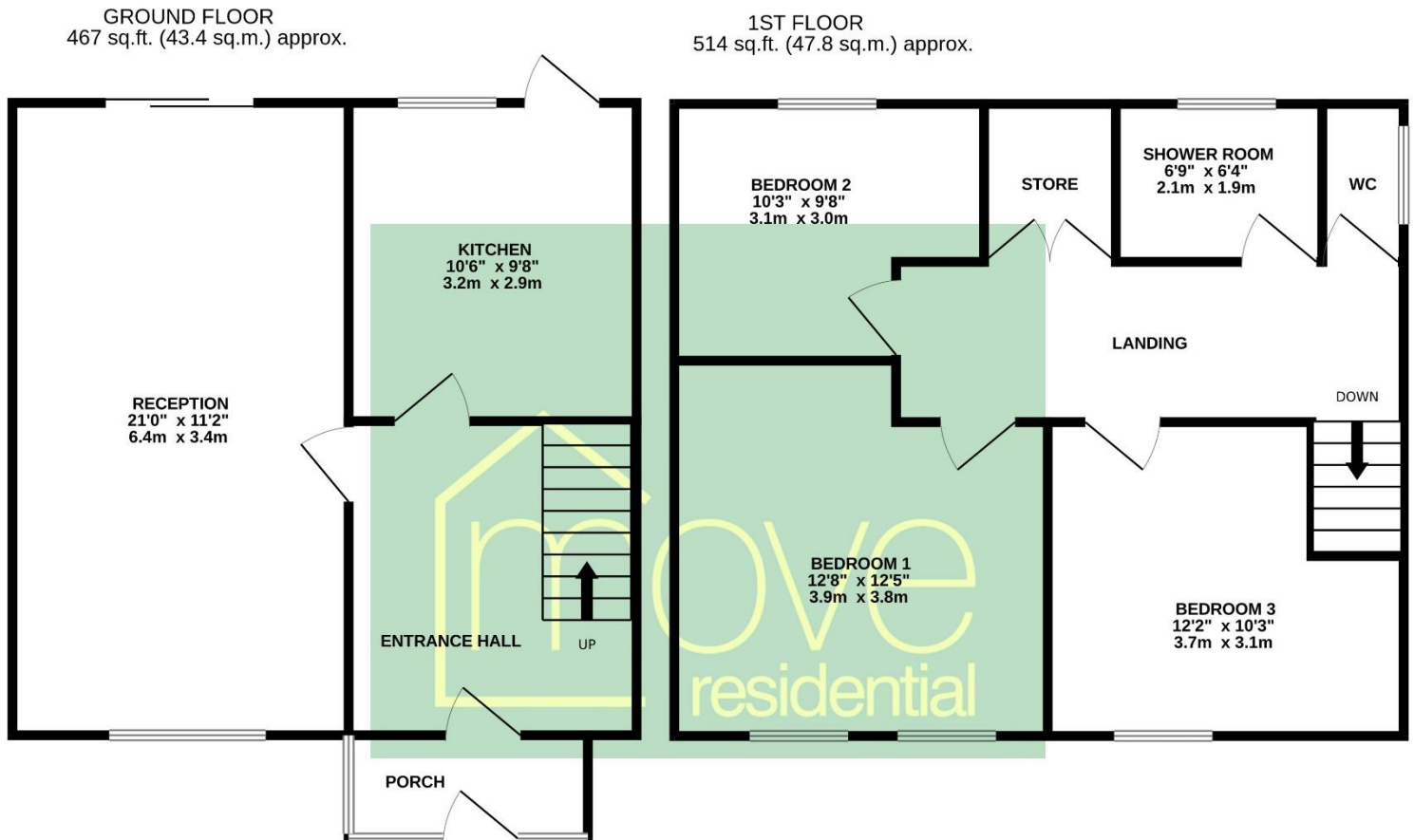
Description

Those searching for a property they can put their own stamp on should look no further than this promising three bedroom semi detached home, offered for sale with no onward chain by Move Residential. Enjoying a quiet cul-de-sac location on Ballantyne Grove in the popular residential area of Clubmoor, L13, this property is certain to make a fantastic future home for a very lucky family. Following through the porch and entrance hall, you are led into a bright and spacious through lounge which offers ample room to accommodate both a sitting and dining area, promising to make a brilliant social space for relaxing and enjoying mealtimes with family and friends. This is followed by a fitted kitchen which offers plenty of scope for modernisation. Continuing up to the first floor you will discover three generously sized double bedrooms, each receiving plenty of natural light, accompanied by a contemporary style shower room and a separate WC. Externally, the property further benefits from a substantial rear garden with a neatly maintained lawn providing ample room for recreational activities, surrounded by established greenery borders which offer privacy. To the front, a driveway accommodates off-road parking for two vehicles. A viewing is recommended to fully appreciate the exciting potential that this lovely home has to offer.

Location

Clubmoor is always popular with investors who see the potential in the area's on going regeneration and identify that its proximity to the City, both Universities and the Royal Liverpool Hospital make it ideal for the rental market. First time buyers can also benefit from the more affordable nature of the property here and enjoy having the City Centre so close to hand. Property is primarily traditional Victorian terraced housing but with some notable Georgian properties and impressive Villas closer to town and around Fairfield. Prices, even for the larger properties, compare very favourably with the rest of the City, making for good prospects for a sound rental return and giving first time buyers more house for their money. Full of contrasts and surprises, the area includes the Grade II listed, 121 acre Newsham Park which is surrounded by fine architecture - largely on Prospect Vale and Fairfield Crescent - and is a designated conservation area. Shops are many and varied along Kensington and West Derby Road, with larger, national chain stores located on Prescot Road and at Edge Lane Retail Park, which also has restaurants and a multiplex cinema. Frequent train services to Manchester and into Liverpool run from Edge Hill Station, buses are regular and Edge Lane/Drive takes drivers straight on to the start of 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 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.