



Regent Avenue, Broadgreen, Liverpool, L14 6UL

- Fantastic Three Bedroom Semi Detached Property
- Generously Proportioned & Beautifully Maintained
- Spacious Dining Room & Extended Fitted Kitchen
- Contemporary Fully Tiled Family Shower Room
- Located In Popular Residential Area Of Broadgreen
- Entrance Hall & Tastefully Finished Family Lounge
- Two Substantial Double Bedrooms & Single Room
- Charming Garden To The Rear & Off-Road Parking



£245,000















Description

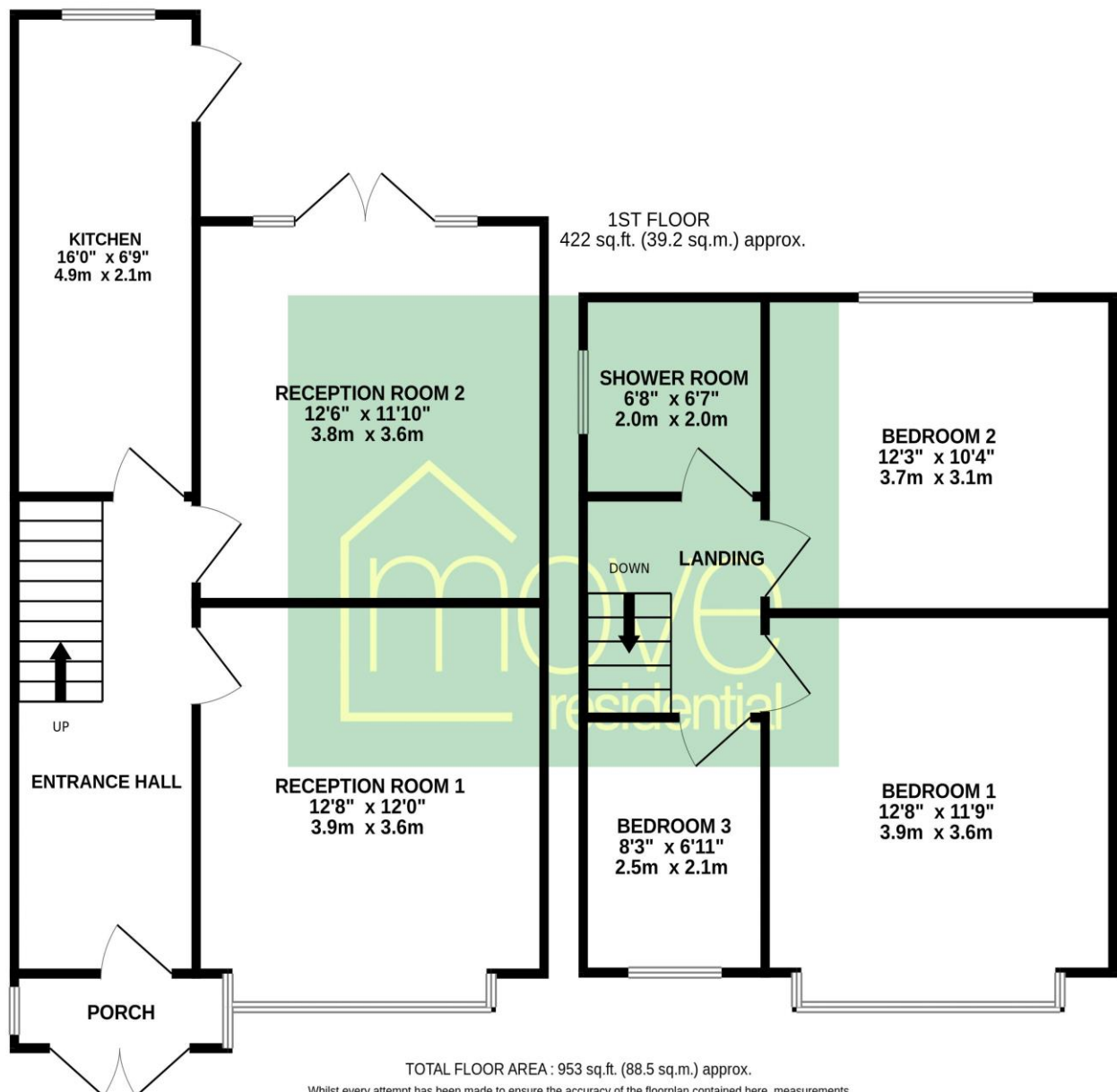
Located on Regent Avenue in the popular residential area of Broadgreen, L14, is this fantastic three bedroom semi detached property, proudly presented to the sales market by appointed agents Move Residential. Boasting generous and beautifully maintained living proportions throughout, this property is certain to make a wonderful future home for a growing family. An inviting entrance hall greets you into the property, featuring attractive wood style flooring which continues through to a bright and spacious family lounge. Finished in a neutral tasteful décor and showcasing an eye-catching fireplace, this presents a welcoming space to relax and unwind. This is followed by a second substantial and well-presented reception room, enjoying a set of French doors offering views out to the garden and flooding the space with natural light, providing a delightful setting for enjoying family mealtimes. Concluding the ground floor is an extended galley style kitchen complete with a range of modern fitted base and wall units, plentiful worktop space, and a breakfast bar. Ascending to the first floor, you will discover two generously sized double bedrooms and a well-proportioned single room, each finished to an excellent standard, with the two double rooms further benefitting from stylish fitted wardrobes. Accompanying the sleeping accommodation is a contemporary style family shower room. Externally, the property is further enhanced by a charming rear garden consisting of a neatly maintained lawn and raised decking area, presenting an idyllic spot for enjoying al-fresco dining during the summer months. To the front, a substantial driveway provides off-road parking for two vehicles.

Location

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
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 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		88 B
69-80	C		
55-68	D	65 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.