

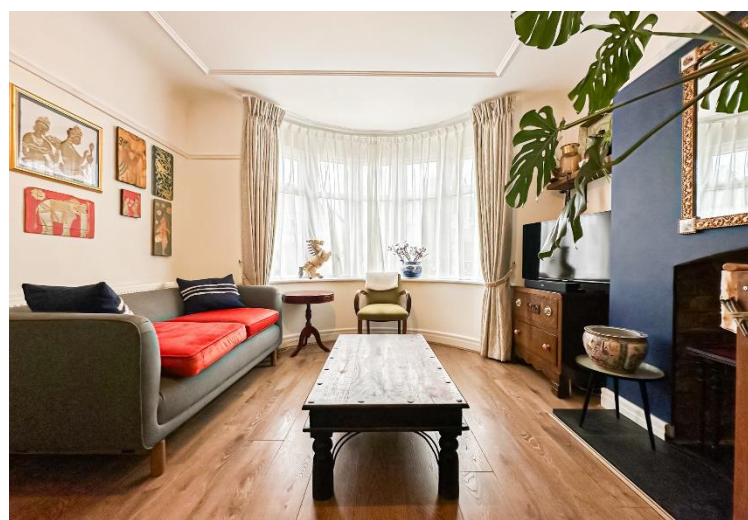


Stairhaven Road, West Allerton, Liverpool, L19 7NW

- Stunning Three Bedroom Semi Detached Property
- Generously Proportioned & Impeccably Finished
- Dining Room, Substantial Modern Kitchen & WC
- Four-Piece Bathroom Suite & Boarded Loft Room
- Prime Location In Desirable Area Of West Allerton
- Entrance Hall & Welcoming Bay-Fronted Lounge
- Two Spacious Double Bedrooms & Large Single
- Expansive Garden, Off-Road Parking & Garage



£375,000

















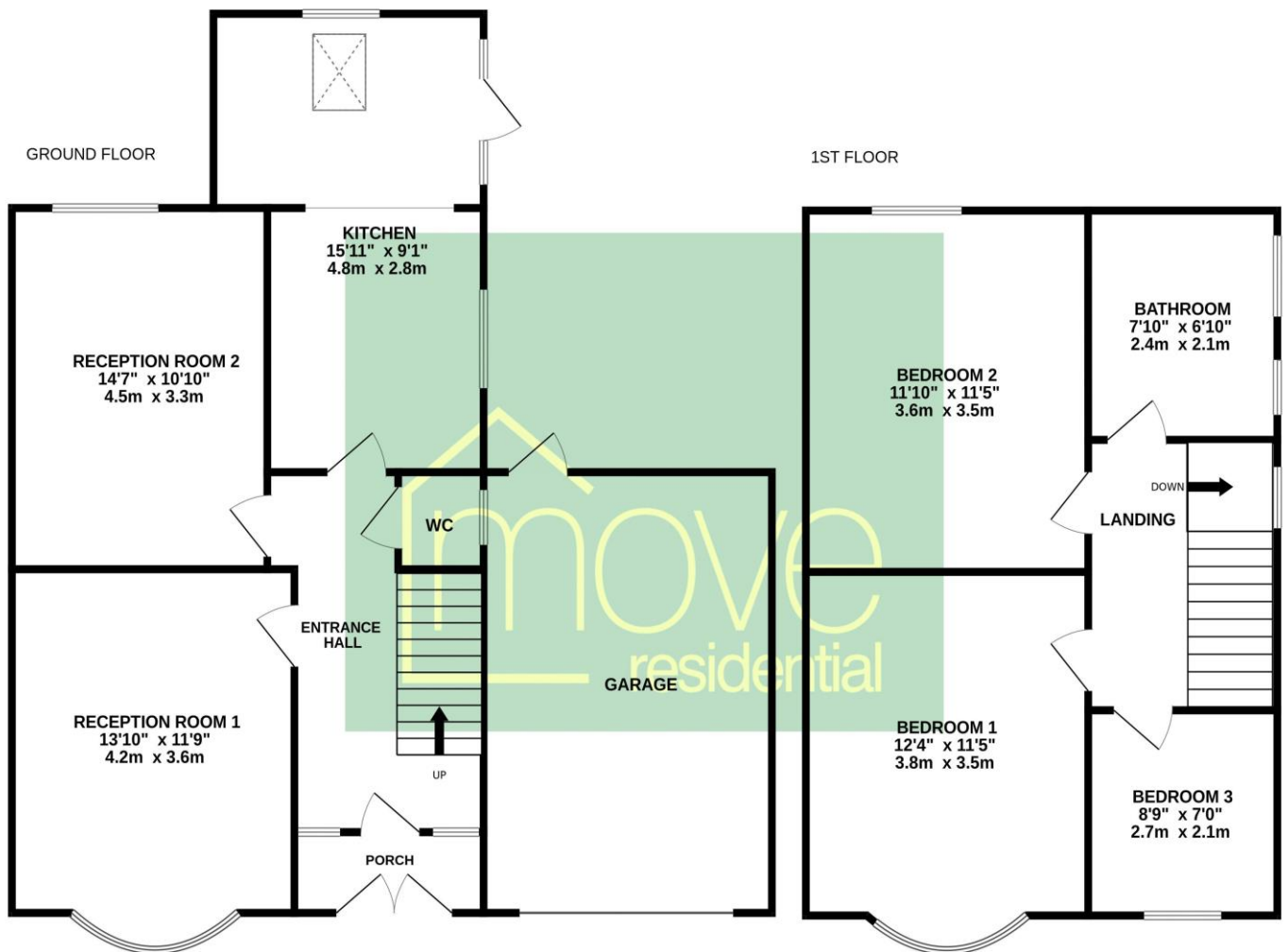
Description

Arriving at the sales market courtesy of appointed agents Move Residential is this stunning three bedroom semi detached property located on Stairhaven Road in the desirable area of West Allerton, L19. This property offers generous living proportions which have been finished to an impeccable standard throughout, promising to make a wonderful future home for a growing family. An inviting entrance hall greets you into the property, leading through to a spacious lounge, awash with natural light courtesy of a bay window. Finished in a tasteful décor which features attractive wood style flooring, this presents a welcoming space to relax and unwind. Following the lounge is a beautifully presented dining room providing a delightful setting for enjoying family mealtimes and entertaining guests. The impressive modern kitchen comes complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a skylight illuminating the room in daylight. Concluding the ground floor is a convenient WC located under the stairs. Ascending to the first floor, you will find two generously sized double bedrooms along with a well-proportioned single room, each immaculately presented and receiving an abundance of natural light, with the master bedroom enjoying a bay window. Accompanying the sleeping accommodation is a contemporary style four-piece family bathroom suite, and completing the interior of this fabulous home is a re-insulated boarded loft space complete with lighting and accessed via a ladder. Externally, the property is further enhanced by an expansive rear garden which provides a fantastic outdoor space for the whole household to enjoy. A vast and neatly maintained lawn offers plenty of room for recreational activities, whilst a patio area presents the perfect spot for al-fresco dining. To the front, a substantial driveway provides ample off-road parking for two vehicles, whilst a refurbished garage offers additional storage space along with a mains supply for utilities, and an EV charging point.

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 94 acre Calderstones Park with a children's playground, ornamental gardens, a lake and a cafe, with Sefton and Greenbank Parks both close by in L17. Allerton Road is a thriving local 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. A large Tesco store is located off Mather Avenue, with several Tesco Express in the immediate vicinity. 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 include some of those considered Liverpool's best, the largest secondary school being Calderstones School. Transport links into and out of the City are excellent, with both Mossley Hill and West Allerton train stations providing regular services and main bus routes running through the area. Queens Drive connects the area to the rest of the City and both John Lennon Airport and the M62 can be reached by car in less than 15 minutes.

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		84 B
69-80	C		
55-68	D	64 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.