

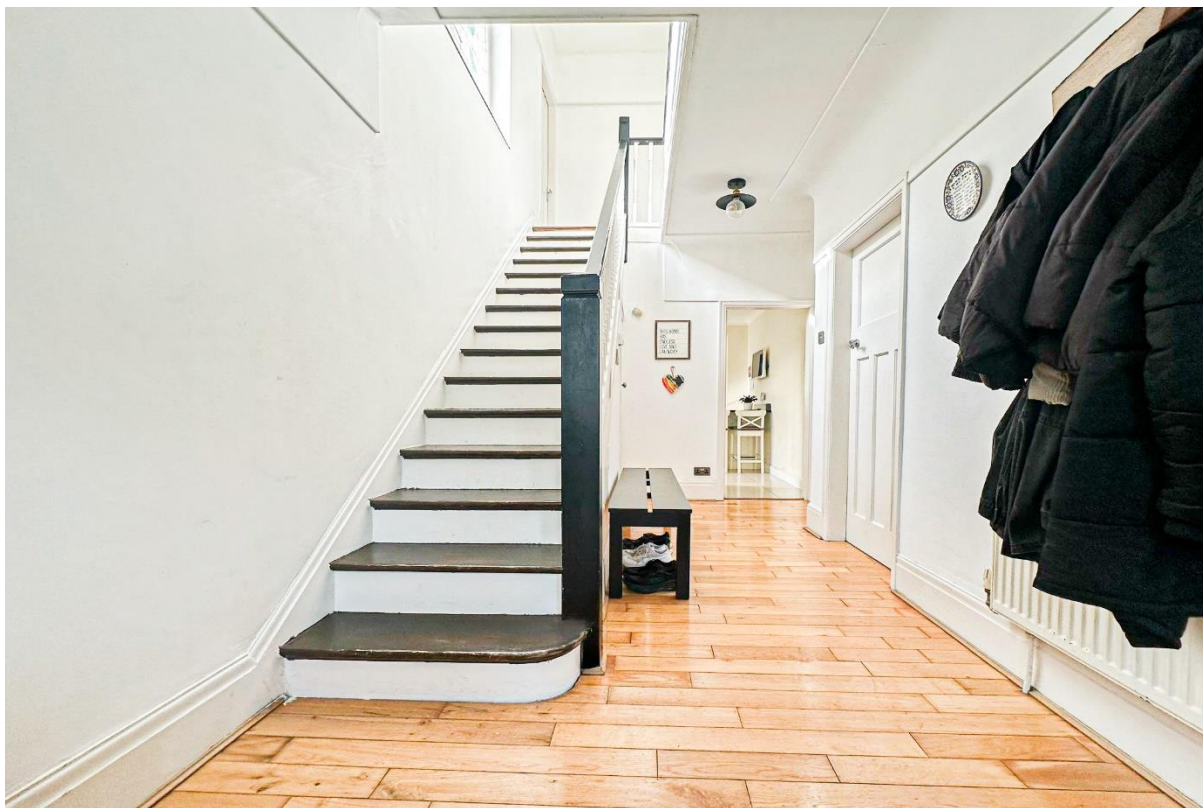


Court Hey Avenue, Huyton, Liverpool, L36 4JB

- Fantastic Four Bedroom Semi Detached Property
- Generously Proportioned & Beautifully Presented
- Fitted Kitchen Diner & Downstairs Shower Room
- Spacious Single Room & Family Bathroom Suite
- Located In Favoured Residential Area Of Huyton
- Hallway, Two Reception Rooms & Conservatory
- Three Bright & Well-Presentd Double Bedrooms
- Expansive Garden, Off-Road Parking & Garage



Offers Over £400,000



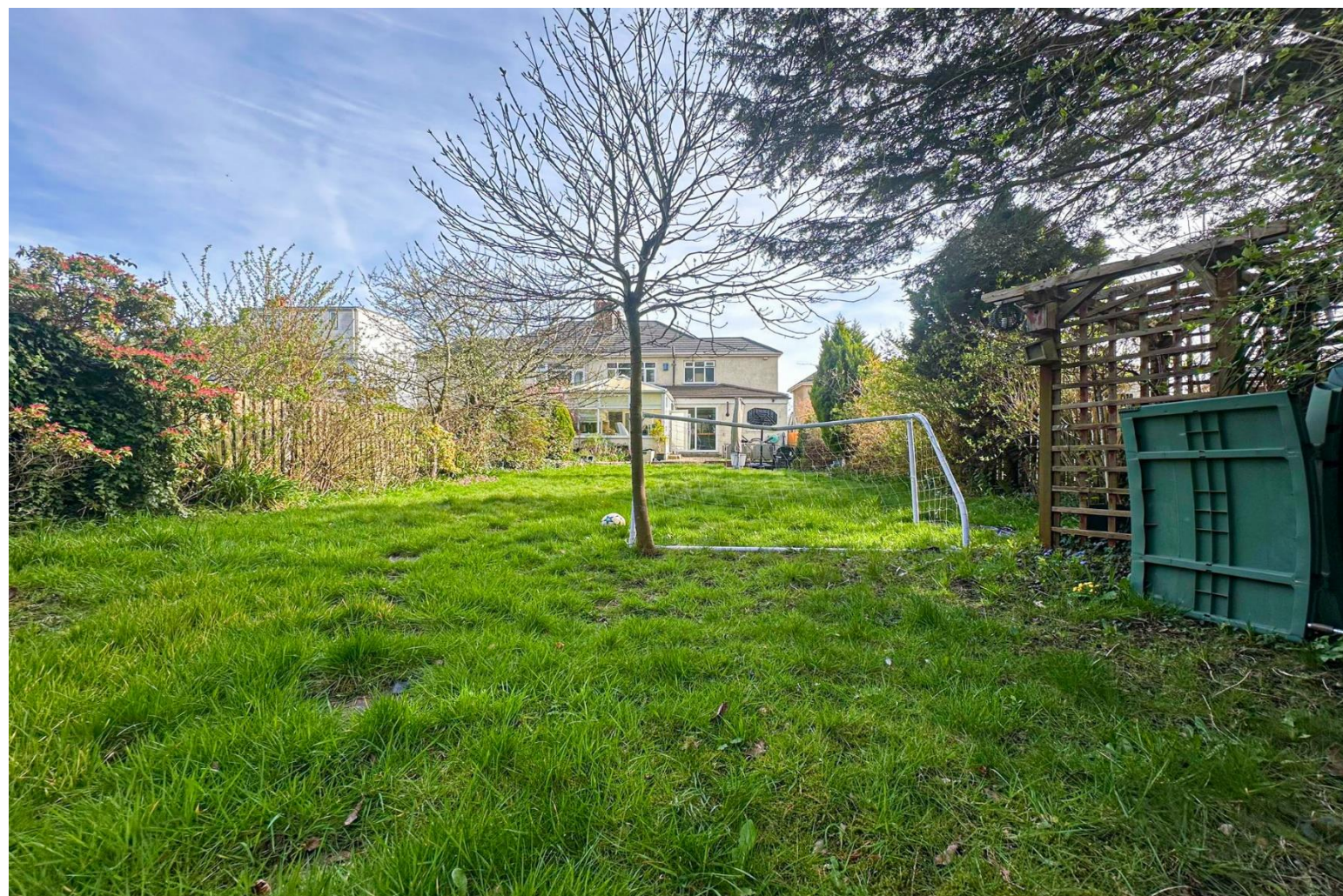
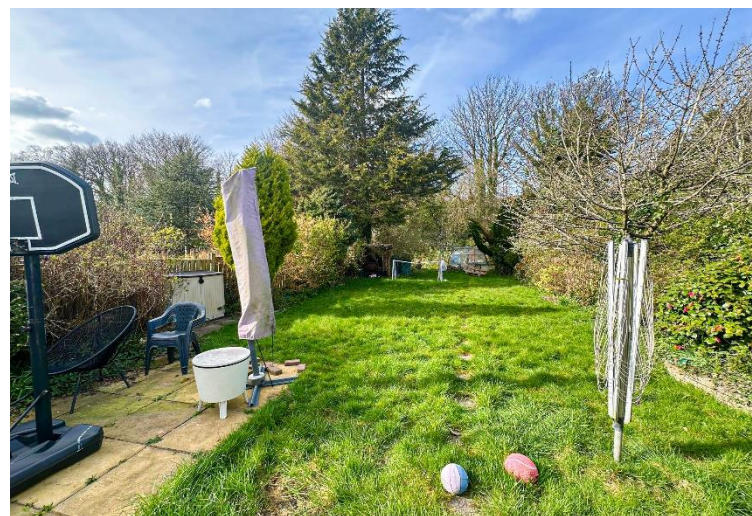












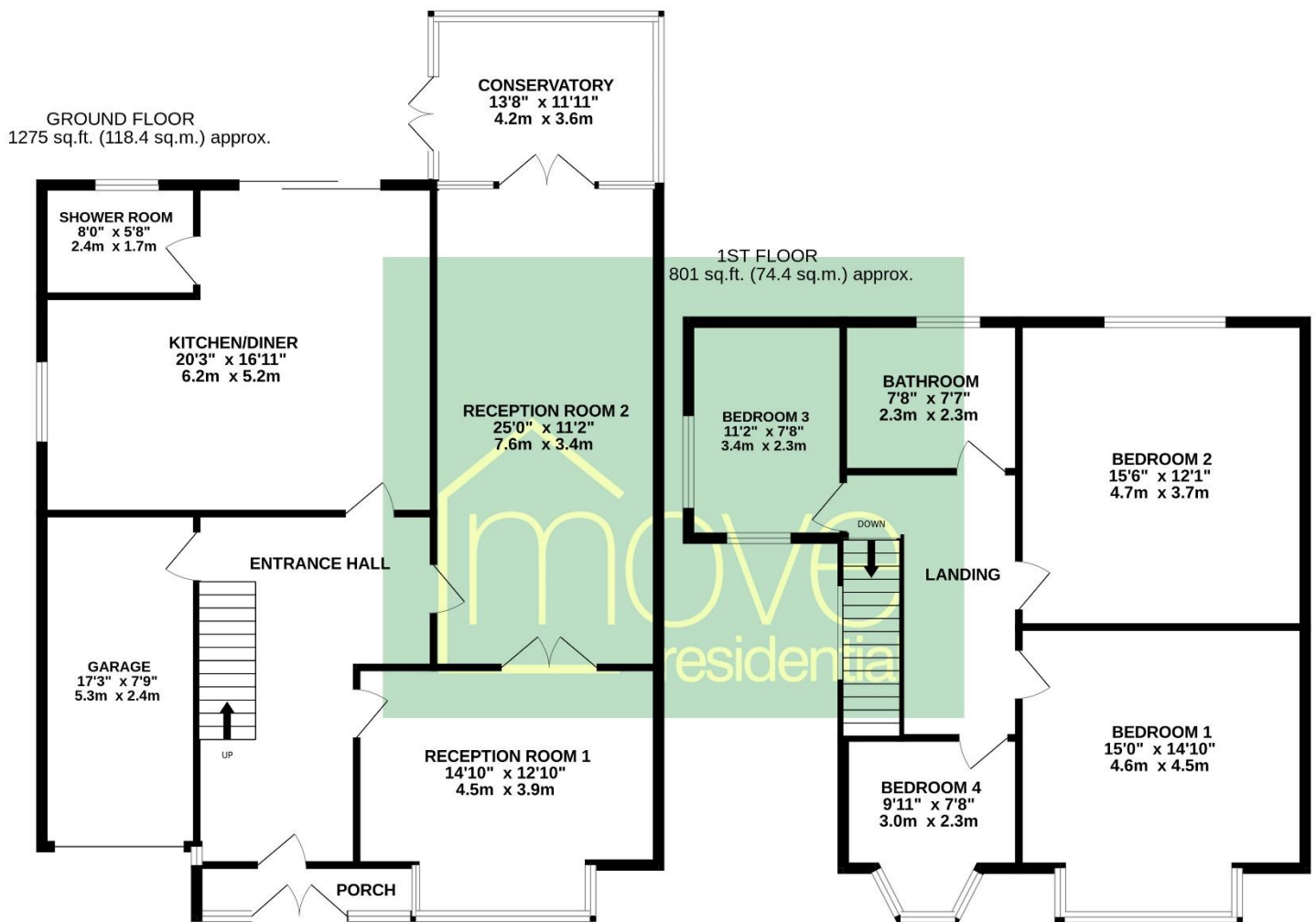
Description

Located on Court Hey Avenue in the highly favoured residential area of Huyton, L36, is this fantastic four bedroom semi detached property, introduced to the sales market by appointed agents Move Residential. Boasting expansive and beautifully presented living proportions throughout, this promises to make an exceptional forever home for a very lucky family. Upon entering the property you are greeted by an inviting entrance hall which leads into a spacious family lounge, bathed in natural light courtesy of a bay window. Finished in a neutral décor featuring attractive wood style flooring, this presents a welcoming space to relax and unwind. The lounge flows seamlessly though to a substantial second reception room which features an eye-catching fireplace as well as a set of French doors which flood the space with daylight and provide access into the conservatory which offers a charming alternative sitting area where views of the garden can be enjoyed. Continuing through, you will find the impressive modern kitchen diner complete with a range of stylish fitted units, complementary worktops providing plentiful surface space, and a range of sleek integrated appliances, as well as a breakfast bar. Concluding the extensive ground floor is a deluxe shower room. Ascending to the first floor you will discover three generously sized double bedrooms, along with a well-proportioned single room which is currently in use as a study. Each room has been finished to an excellent standard and receives plenty of natural light, with the master bedroom further enjoying a bay window. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this wonderful home is a three-piece family bathroom suite. Externally, the residence is further enhanced by a huge rear garden which provides a fantastic outdoor space for the whole household to enjoy. A vast lawn offers ample room for recreational activities, whilst a patio area presents the perfect spot for enjoying al-fresco dining. To the front, a substantial driveway provides off-road parking for two vehicles, whilst a garage offers additional storage space.

Location

Part of the Metropolitan Borough of Knowsley and substantially located within the Merseyside green belt Roby is approximately 6 miles from Liverpool City Centre and, as such, has its own history and its own 'town' centre. The original village of Huyton was largely developed in the 1930s by Liverpool City Council to accommodate families from the City Centre. The area's large shopping centre (which includes an Asda Walmart complex, an indoor market and over 100 other shops) is still referred to as 'The Village'. In addition there are 8 parks, including Court Hey Park which contains the National Wildflower Centre, a library, which houses a contemporary art gallery, two leisure centres, two 18 hole golf courses and a cricket club. Schools include Huyton Arts and Sports Centre, Christ the King and Cardinal Heenan. Railway stations on the famous Liverpool and Manchester Railway can be found in both Huyton and Roby and the proximity of the M62 and M57 motorways makes for easy travel connections. Offering something for everyone, L36 is a very valid alternative to the City.

Floor Plan



TOTAL FLOOR AREA : 2076 sq.ft. (192.9 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.
Made with Metropix ©2025

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 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.