



## Burman Crescent, West Allerton, Liverpool, L19 6PS

- Charming Three Bedroom Semi Detached Property
- Spacious Living Proportions Bursting With Potential
- Well-Presented Conservatory & Substantial Kitchen
- New Contemporary Style Tiled Family Shower Room
- Situated In A Quiet Close In Desirable West Allerton
- Entrance Hall & Generously Sized Reception Room
- Two Double Bedrooms & Sizable Single Bedroom
- Beautifully Landscaped Garden & Off-Road Parking



£250,000

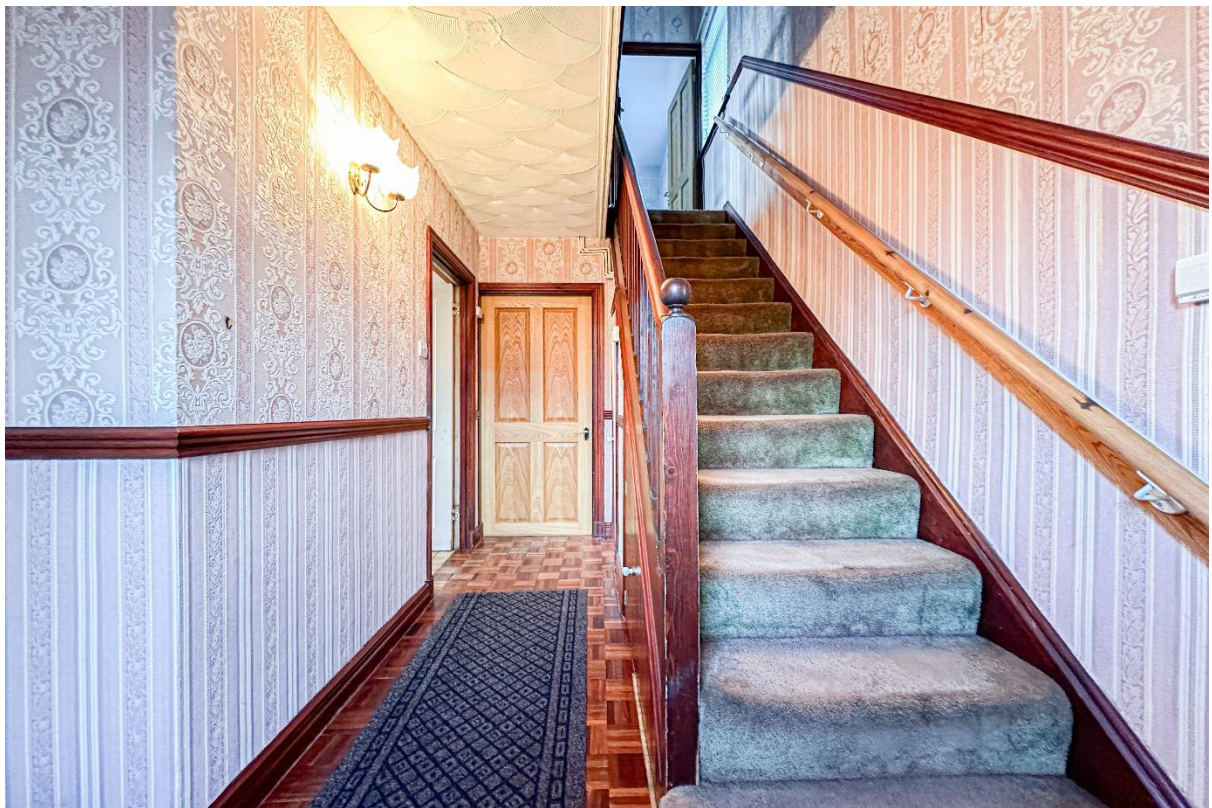
























## **Description**

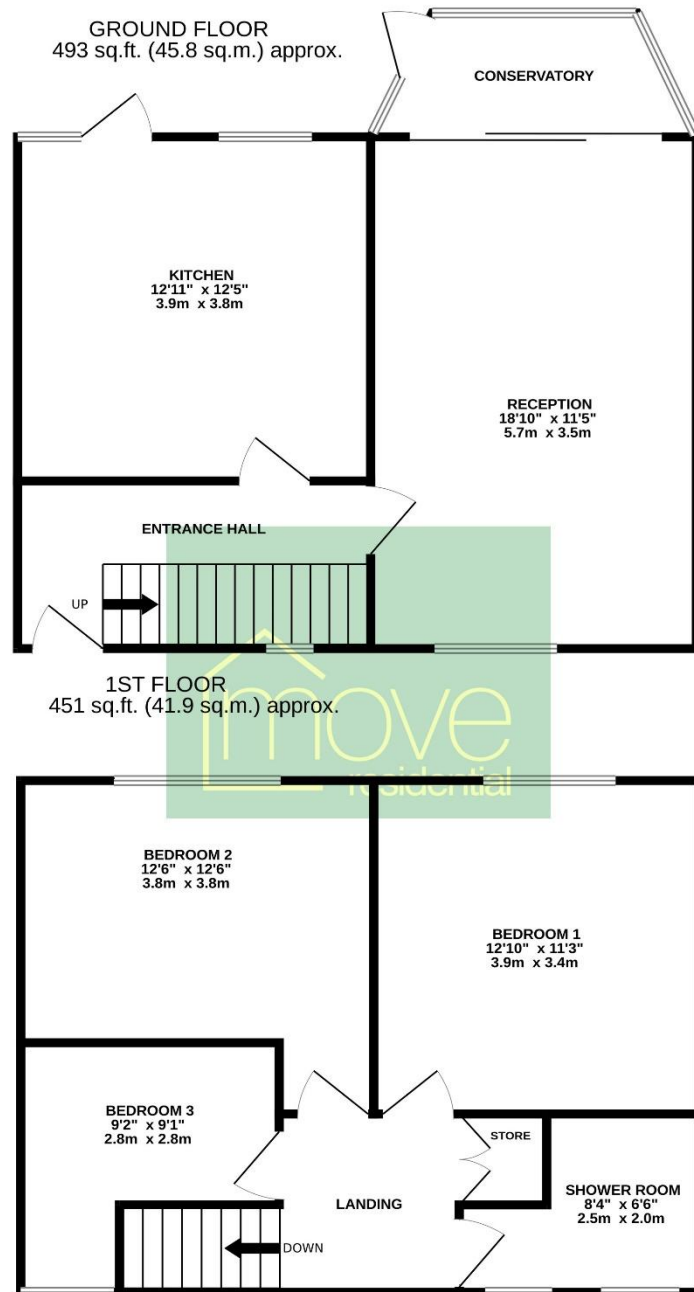
Nestled on Burman Crescent, a peaceful close situated in the desirable area of West Allerton, L19, is this charming three bedroom semi detached property, introduced to the sales market by Move Residential. Boasting spacious and well-maintained accommodation which is practically bursting with potential, this promises to make a fabulous future home for a lucky buyer searching for a property they can put their own stamp on. An inviting entrance hall greets you into the property leading you through to a bright and spacious reception room. Boasting an eye-catching fireplace and attractive wood style flooring, this presents a welcoming space to relax with family and friends. To the rear, a set of sliding doors provides seamless access into a well-maintained conservatory providing a delightful alternative sitting area where views of the charming rear garden can be enjoyed. Concluding the ground floor is a sizable kitchen complete with a range of fitted base and wall units, plentiful surface space, and ample room to accommodate a dining table. Continuing up to the first floor, you will discover two generously sized double bedrooms and a well-proportioned single room, each well-presented and receiving plenty of natural light, with the master bedroom further benefitting from fitted wardrobes. Adding the finishing touch to the interior of this lovely home is a contemporary style shower room. Externally, the property is further enhanced by a meticulously maintained landscaped rear garden consisting of an expansive lawn surrounded by established greenery borders offering privacy and seclusion. To the front, a gated driveway provides off-road parking.

## **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



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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		89 B
69-80	C	75 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.