

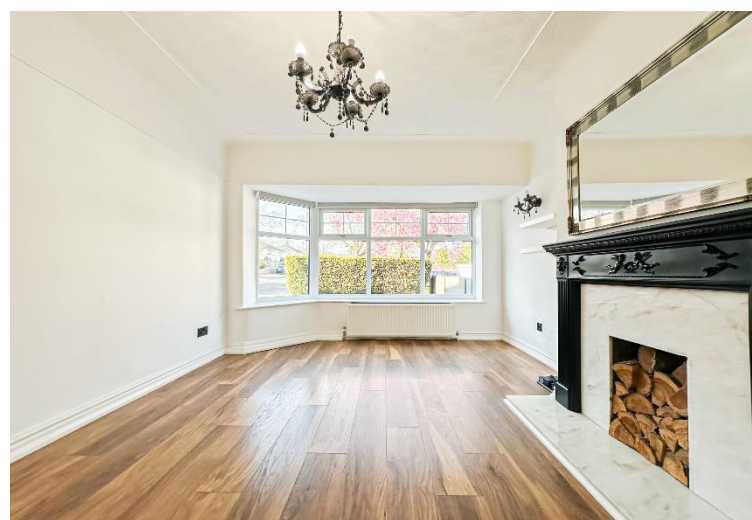


Lawton Road, Huyton, Liverpool, L36 4HN

- Stunning Three Bedroom Semi Detached Residence
- Extended & Finished To Immaculate Specifications
- Striking Open Plan Kitchen, Dining & Living Space
- Contemporary Style Four-Piece Family Bathroom
- Located In The Favoured Residential Area Of Huyton
- Entrance Hall, Spacious Bay-Fronted Lounge & WC
- Two Substantial Double Bedrooms & Large Single
- Landscaped Garden To Rear & Off-Road Parking



£325,000









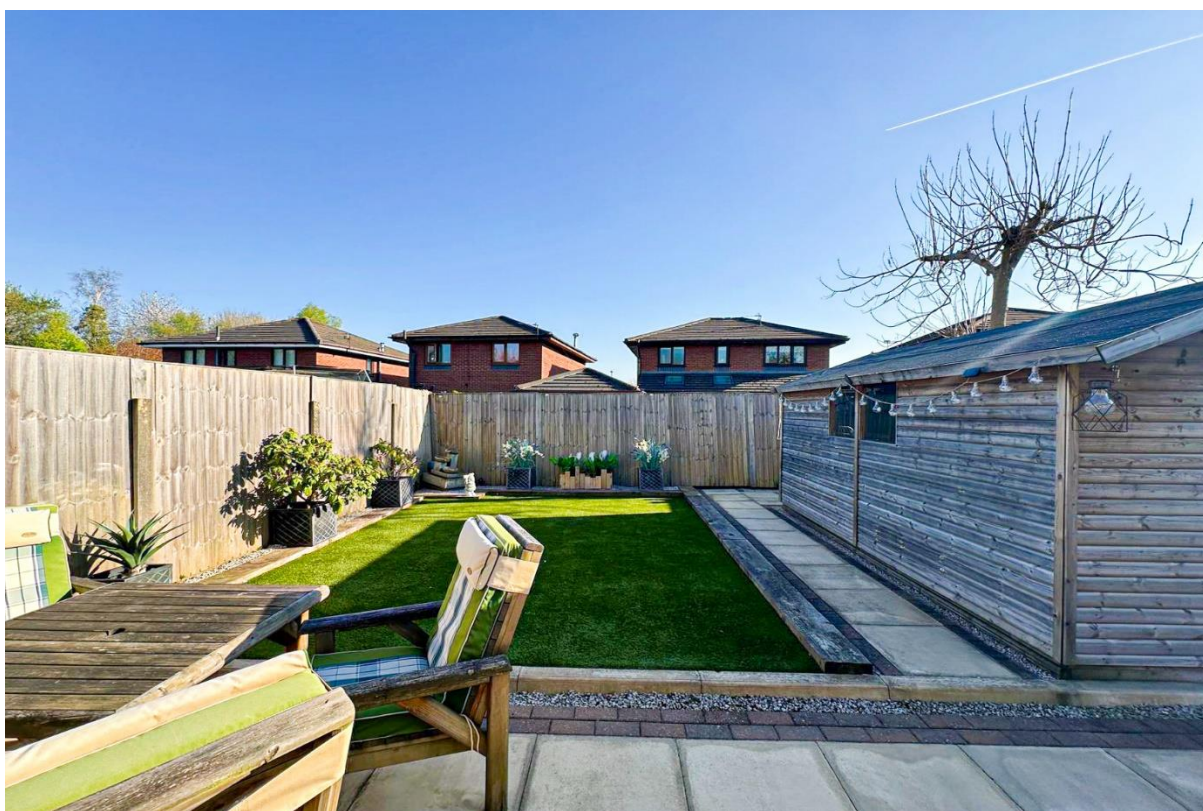












Description

Proudly presented to the sales market by appointed agents Move Residential is this absolutely stunning three bedroom semi detached home, located on Lawton Road in the highly favoured residential area of Huyton, L36. The property boasts an attractive frontage exuding curb appeal, and has been extended to offer expansive and versatile living proportions, thoughtfully designed to meet the needs of modern living. Showcasing immaculately finished interiors throughout, this promises to make an enviable future home for a growing family. Upon entering the property, you are greeted by an inviting entrance hall which leads through to a spacious family lounge, awash with natural light courtesy of a bay window. Finished in a neutral décor which complements the wood style flooring and eye-catching feature fireplace, this presents a welcoming space to relax and unwind. Following this is a second beautifully presented reception room, also boasting an exquisite fireplace, which opens out into a sensational kitchen diner, creating a fabulous social setting, equally suited to enjoying family mealtimes and entertaining guests. Evidently finished to exemplary specifications, this space boasts a set of French doors providing views and access out to the rear garden, as well as velux windows illuminating the room in daylight. The kitchen is complete with a range stylish fitted base and wall units, complementary marble pattern worktops providing plentiful surface space, and a selection of sleek integrated appliances, along with a Belfast sink adding the perfect finishing touch. Concluding the extensive ground floor is a convenient WC. The property continues to impress as you ascend to the first floor where you will discover two generously sized double bedrooms and a well-proportioned single room, each impeccably presented, featuring plush carpeting throughout. Accompanying the sleeping accommodation and completing the interior of this showstopping home is a luxurious four-piece family bathroom suite, boasting chic tiling to the walls and a walk-in shower unit. Externally, the residence is further enhanced by a beautifully landscaped rear garden, which provides a delightful outdoor space for the whole household to enjoy. A low-maintenance artificial lawn offers plenty of room for recreational activities, whilst a smartly flagged patio area presents a serene spot for al-fresco dining and entertaining, and an outbuilding accommodates additional storage space. To the front, a sizable driveway provides ample off-road parking.

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

Awaiting Image.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 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.