



## Stamfordham Drive, West Allerton, Liverpool L19 4XD

- Three Bedroom Semi Detached Home
- Occupying A Substantial Corner Plot
- Hall, Two Reception Rooms & Kitchen
- Modern Three-Piece Bathroom Suite
- Located In The Desirable West Allerton
- Offers Opportunity For Refurbishment
- Three Well-Proportioned Bedrooms
- Gardens To Front & Side Of Property



£200,000















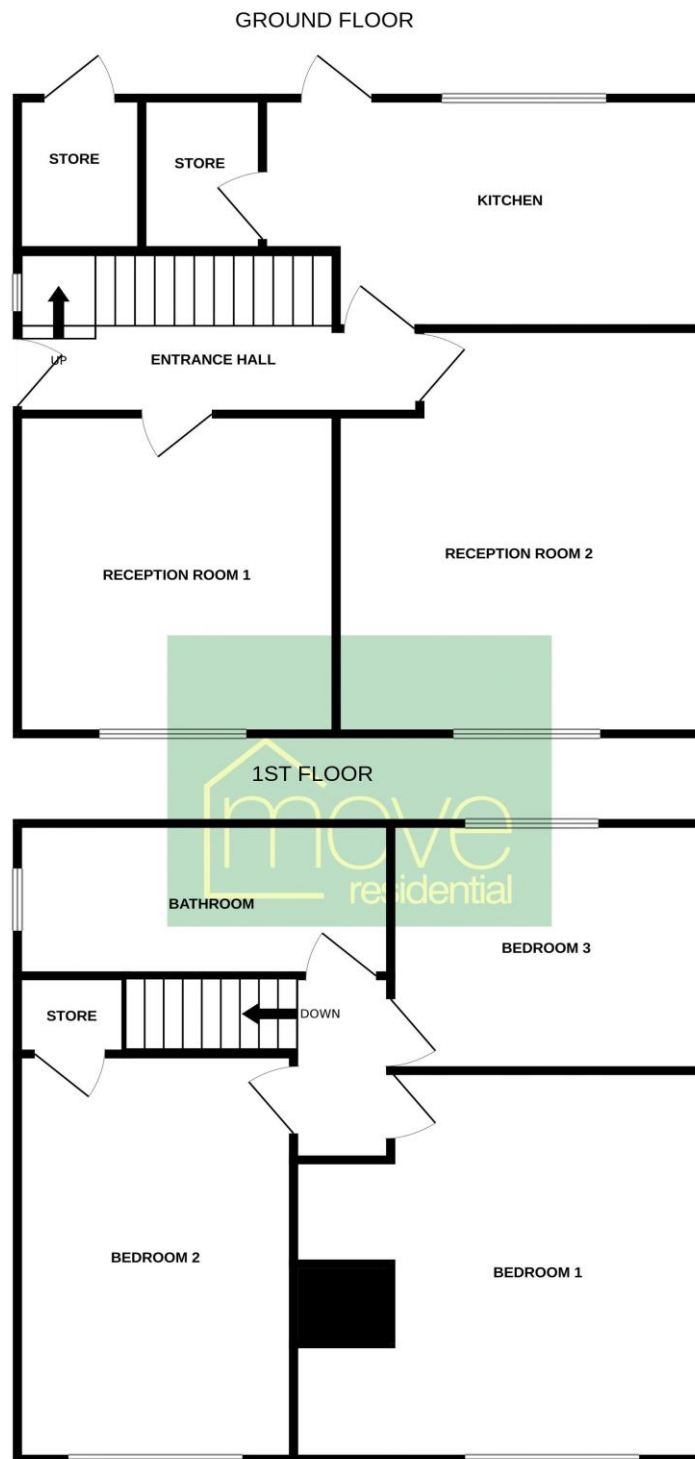
## **Description**

Located on Stamfordham Drive in the highly desirable area of West Allerton, L19, is this promising three bedroom semi detached home, presented to the sales market by appointed agents Move Residential. Occupying a substantial corner plot, the property offers generous living proportions which offer exciting scope for refurbishment throughout, presenting an opportunity not to be missed for those searching for a home they can put their own stamp on. An entrance hall greets you into the property, leading through to the first of two spacious reception rooms, followed by a sizable kitchen complete with a range of fitted units and plentiful surface space. Continuing up to the first floor, you will discover three generously sized bedrooms, accompanied by a contemporary style three-piece family bathroom suite. Externally, the property further benefits from garden areas to the rear and side. A viewing is highly recommended to fully appreciate the potential that this property has to offer.

## **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	66 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.