



## Thomas Lane, Broadgreen, Liverpool, L14 5NZ

- Charming Three Bedroom Semi Detached Property
- Generously Proportioned & Impeccably Presented
- Beautifully Finished Dining Room & Fitted Kitchen
- Deluxe Tiled Three-Piece Family Bathroom Suite
- Located In The Highly Popular Area Of Broadgreen
- Entrance Hall & Stylish Bay-Fronted Family Lounge
- Three Bright & Immaculately Presented Bedrooms
- Lovely Rear Garden, Garage & Off-Road Parking



£325,000















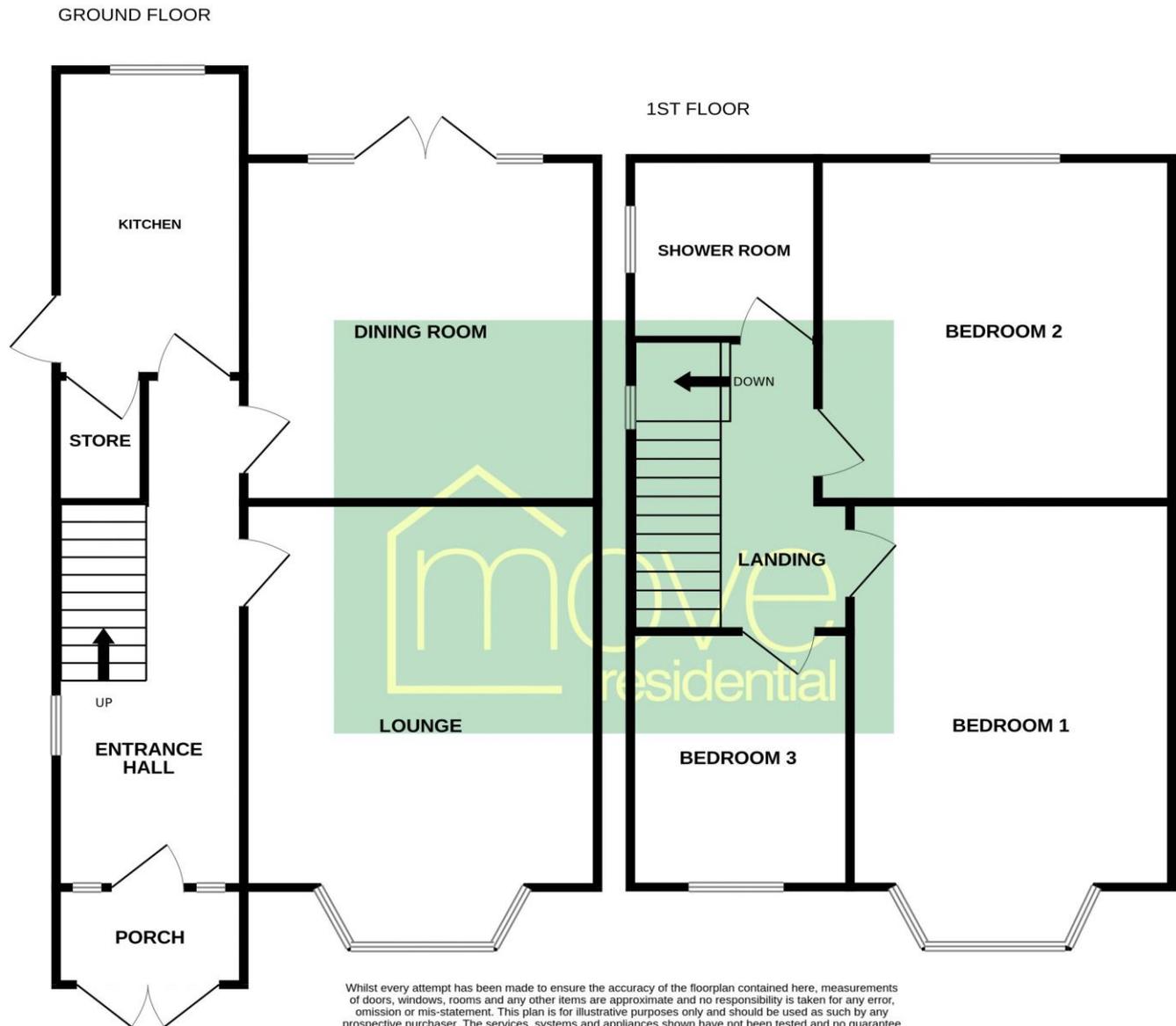
## **Description**

This truly charming three bedroom semi detached property, located on Thomas Lane in the favoured residential area of Broadgreen, L14, is arriving at the sales market courtesy of appointed agents Move Residential. Boasting generous and impeccably presented living proportions throughout, this promises to make a wonderful future home for a growing family. An inviting entrance hall greets you into the property, leading through to a spacious and beautifully presented family lounge which enjoys a bay window flooding the room with natural light. Finished in a tasteful décor which complements the attractive wood style flooring and feature fireplace this presents a tranquil and stylish space to relax and unwind. Following this is a second substantial reception room which has also been finished to an exemplary standard, boasting a set of French doors which provide views and access out to the rear garden, offering a delightful setting for enjoying family mealtimes and entertaining guests. Concluding the ground floor is a sizable kitchen complete with a range of elegant fitted base and wall units and complementary worktops providing plentiful surface space. The property continues to impress as you ascend to the first floor where you will find three well-proportioned bedrooms, each immaculately presented and receiving plenty of natural light, with the master further enjoying a bay window. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this fabulous home is a deluxe three-piece family bathroom suite. Externally, the property further benefits from a rear garden providing a lovely outdoor space for the whole household to enjoy. A neatly maintained lawn offers room for recreational activities whilst a smartly flagged patio area presents an idyllic spot for enjoying al-fresco dining during the warmer months. A garage offers an abundance of additional storage space, whilst to the front of the property, a driveway provides off-road parking.

## **Location**

Broadgreen has a truly suburban feel to it with the range of large houses and green space making it a very sought after location. There are excellent transport links for commuters via the M62, which starts and ends in Bowring Park, and Broadgreen railway station, which offers regular services to Liverpool City Centre, Manchester, Wigan and St Helens, while the famous Childwall Five Ways links drivers to all areas of the City. For your free time, Bowring Park boasts the first municipal golf course in England, as well as the award winning National Wildflower Centre and plenty of open space. Childwall Woods meanwhile offers 39 acres of Local Nature Reserve to explore. Schools include Bishops Eton Primary School, the King David Schools and Childwall Sports College, as well as the Liverpool Hope University campus. Broadgreen and the areas around it offer a comfortable modern slice of Liverpool life with the security that buying in a long established area brings.

# 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**

Awaiting Image.

### **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.