



Hilary Avenue, Broadgreen, Liverpool, L14 6TN

- Fabulous Three Bedroom Semi Detached Property
- Generously Proportioned & Impeccably Presented
- Kitchen With Stylish Fitted Units & Downstairs WC
- Luxurious Cotemporary Style Family Shower Room
- Located In Popular Residential Area Of Broadgreen
- Entrance Hall & Inviting Through Reception Room
- Two Spacious Double Bedrooms & Spacious Single
- Delightful Garden To Rear With Raised Decking

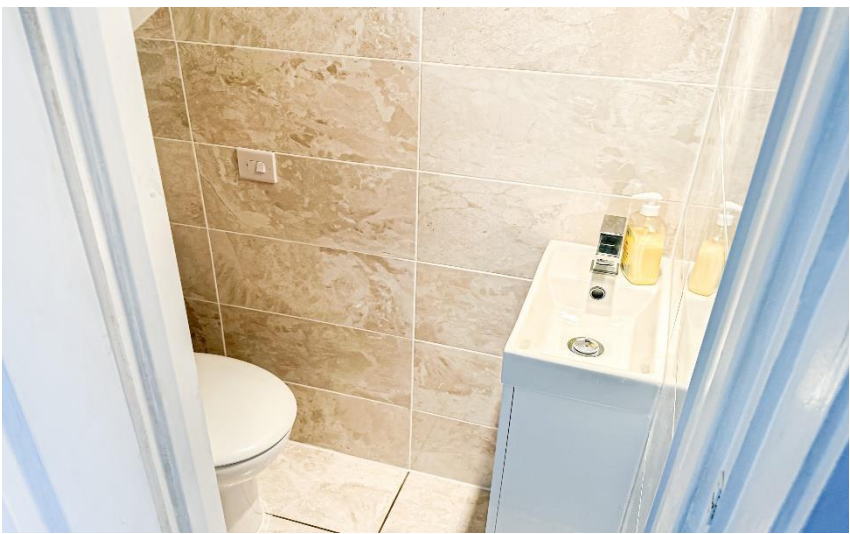


Offers in Excess of £225,000





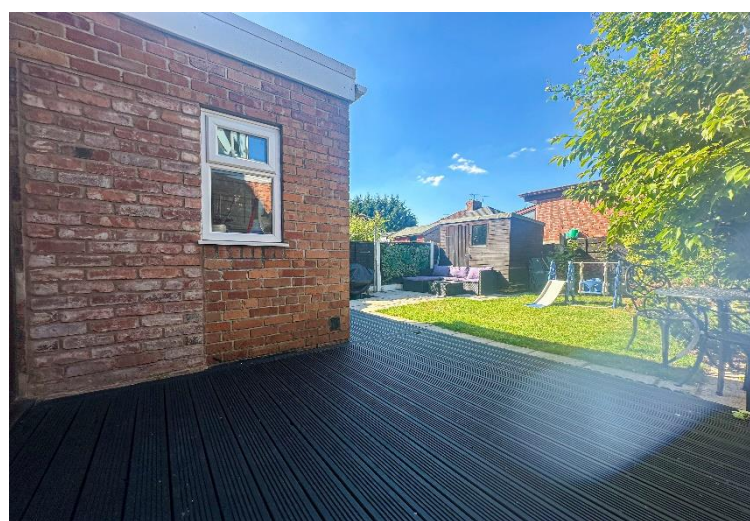












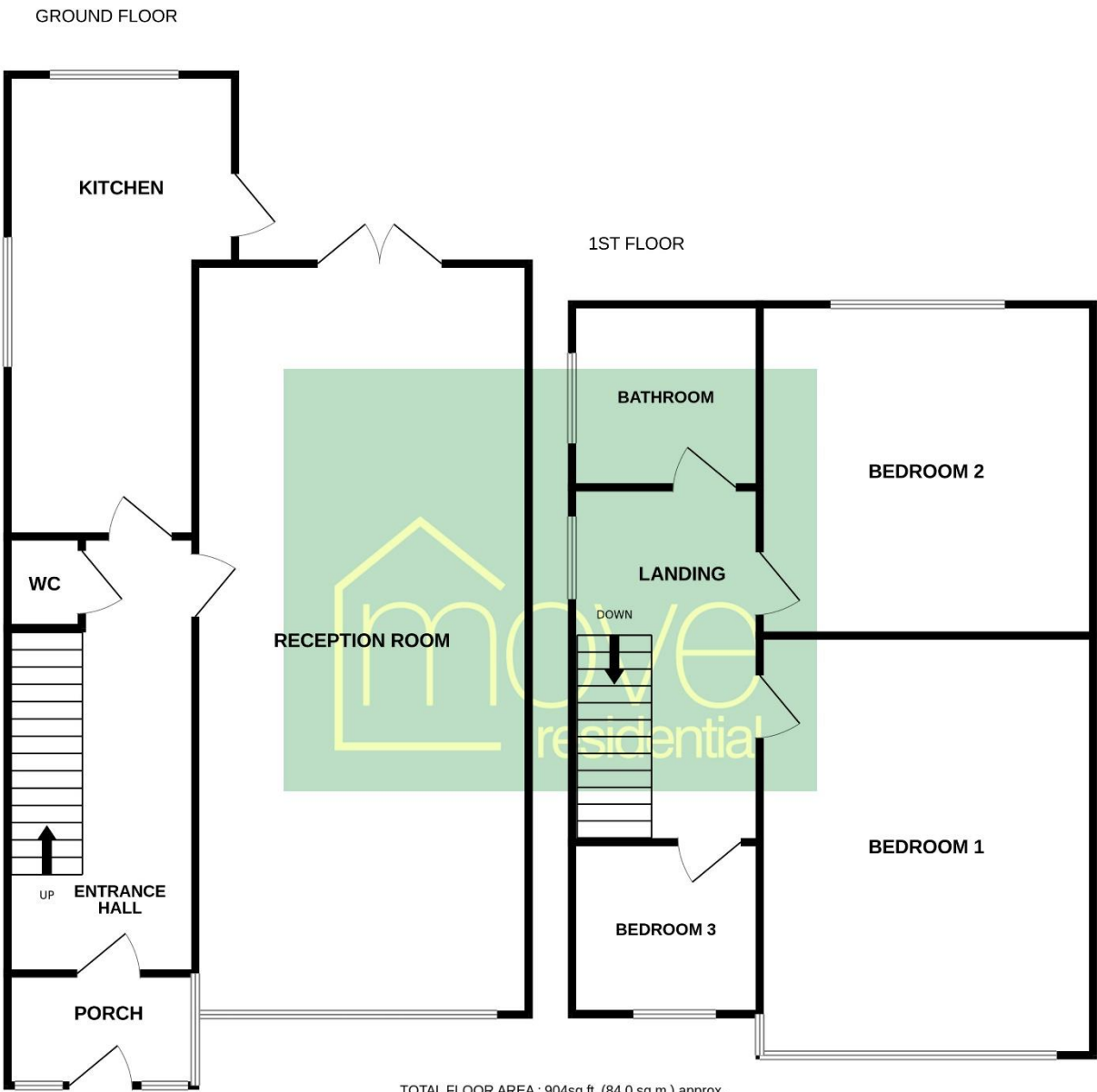
Description

Located on Hilary Avenue, in the highly popular residential area of Broadgreen, L14, is this fabulous three bedroom semi detached property, welcomed to the sales market by appointed agents Move Residential. Boasting generous and impeccably presented accommodation throughout, this promises to make a wonderful future home for a growing family. Following through the inviting entrance hall, you are led into a generous through reception room which offers ample room to accommodate both a sitting and dining area. A bay-window to the front floods the space with natural light, whilst to the rear a set of French doors provide views and access out to the garden. Finished in a tasteful décor throughout featuring an eye-catching fireplace and attractive wood style flooring, this presents a welcoming space to relax and entertain family and friends. Continuing through you will find a modern kitchen complete with a range of stylish fitted units and complementary marble pattern worktops providing plentiful surface space. Concluding this floor is a WC located under the stairs. Ascending to the first floor you will discover two substantial double bedrooms and a well-proportioned single room, each beautifully presented featuring plush carpeting throughout and receiving plenty of daylight. Adding the finishing touch to the interior of this delightful home is a contemporary style family shower room. Externally, the property further benefits from a charming rear garden, consisting of a lawn, patio and raised decking area, offering an idyllic spot for enjoying al-fresco dining during the warmer months.

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



TOTAL FLOOR AREA : 904sq.ft. (84.0 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		87 B
69-80	C		
55-68	D	57 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.