



Southmead Gardens, West Allerton, Liverpool L19 5NJ

- Delightful Three Bedroom Terrace Property
- Refurbished To High Standard Throughout
- Spacious Family Lounge & Fitted Kitchen
- Contemporary Three-Piece Bathroom Suite
- Located in Desirable Area Of West Allerton
- Ideal For First Time Buyers/Young Families
- Three Immaculately Presented Bedrooms
- Lovely Rear Garden & Off-Road Parking



£250,000











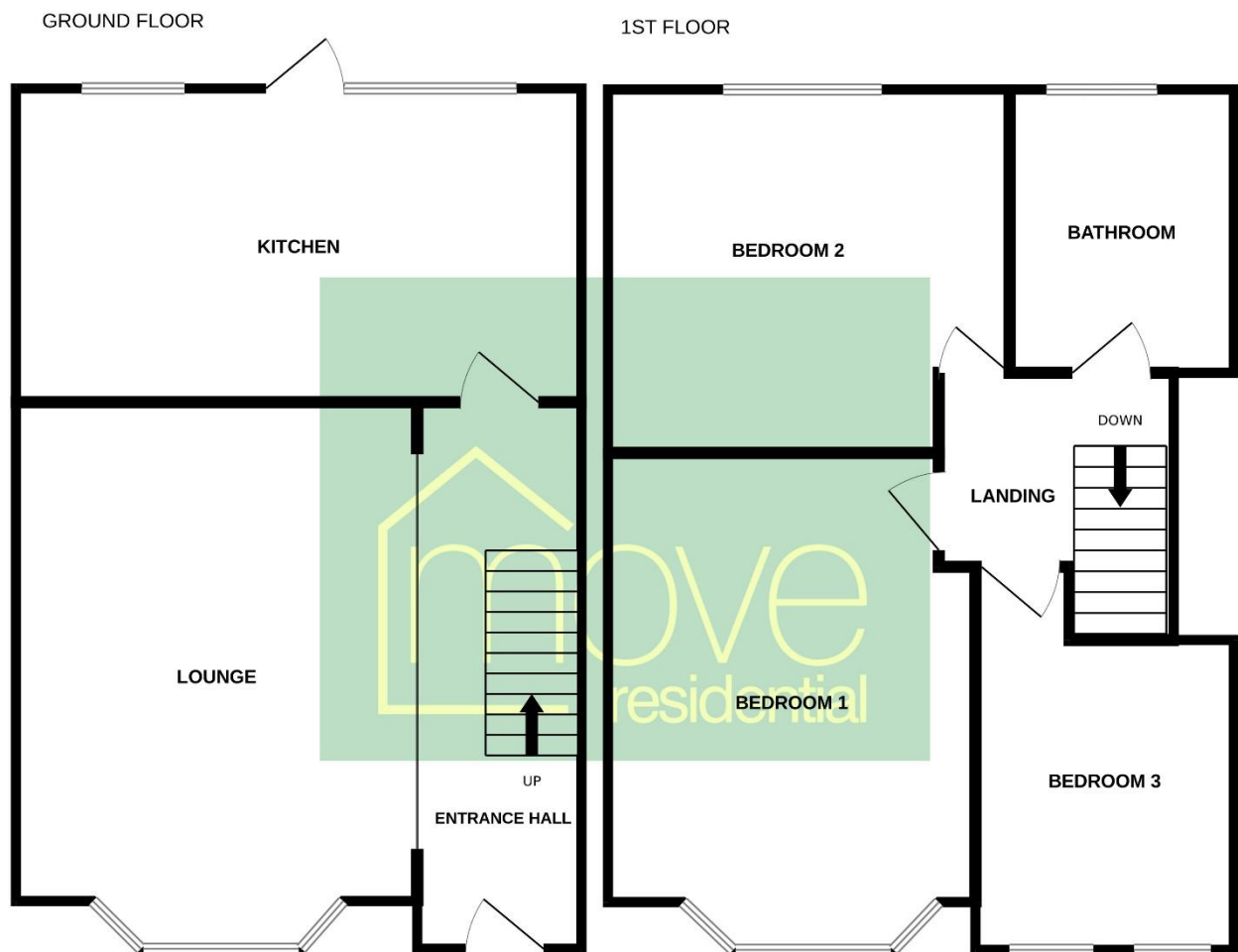
Description

Introduced to the sales market by appointed agents Move Residential is this delightful three bedroom mid terrace home, located on Southmead Gardens in the desirable area of West Allerton, L19. Refurbished to an immaculate standard throughout, this promises to make a wonderful future home for a growing family or first-time buyer. Upon entering the property, you are greeted by a spacious and beautifully presented reception room, awash with natural light courtesy of a bay-window. Finished in a tasteful décor boasting attractive wood style flooring and exposed brick feature wall, this provides a welcoming space to relax and unwind. Following this is a modern kitchen complete with a range of stylish fitted base and wall units, complementary worktops and chic tiled splashbacks. Continuing up to the first floor, you will find three well-proportioned bedrooms, each impeccably presented, featuring plush carpeting throughout, and receiving plenty of daylight. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this fabulous home is a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a well-maintained rear garden, offering an ideal spot for enjoying al-fresco dining and entertaining during the warmer months, and to the front a 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



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 | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 63 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.