



Rockville Road, Broadgreen, Liverpool, L14 3LP

- Fantastic Three Bedroom Semi Detached Property
- Generously Proportioned & Beautifully Presented
- Dining Room & Substantial Modern Fitted Kitchen
- Contemporary Style Three-Piece Bathroom Suite
- Located In Popular Residential Area Of Broadgreen
- Entrance Hall, Welcoming Lounge & Sitting Room
- Three Spacious & Impeccably Finished Bedrooms
- Brilliant Garden To The Rear & Off-Road Parking



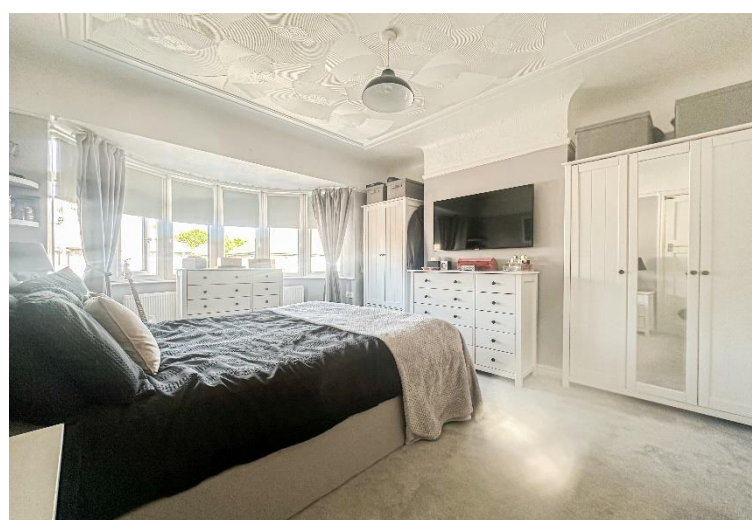
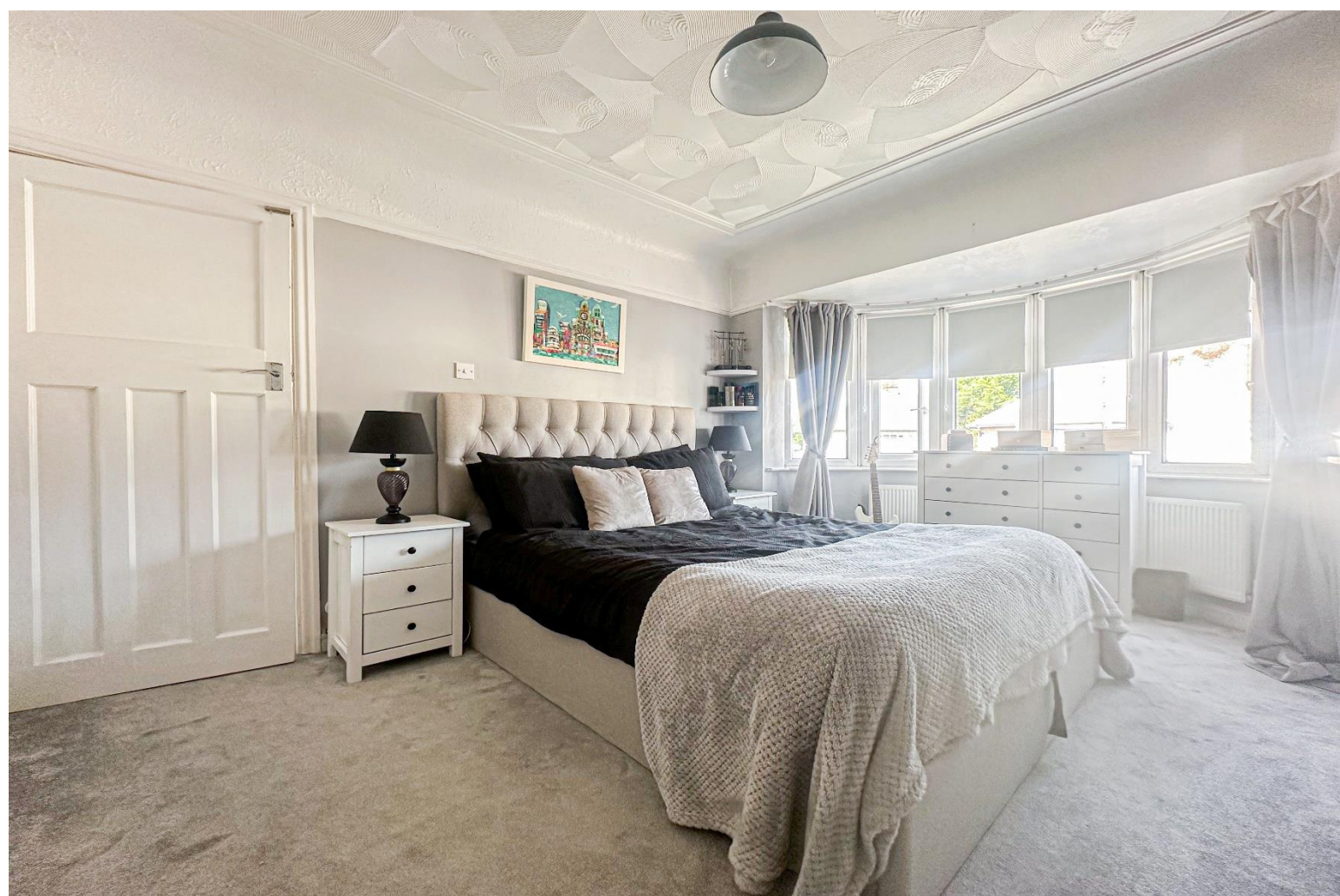
£300,000

















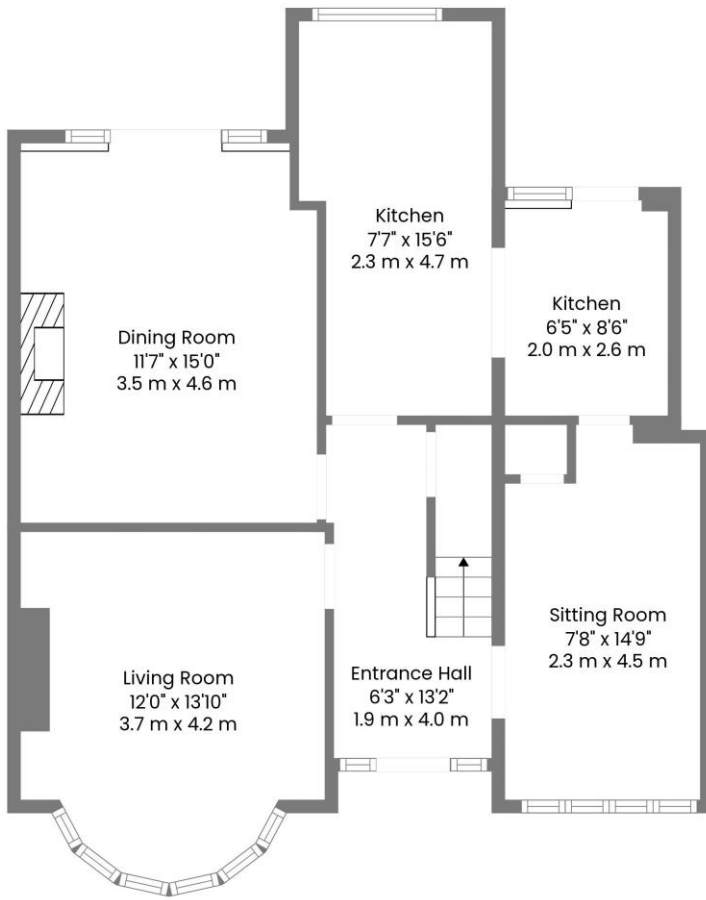
Description

Located on Rockville Road in the popular residential area of Broadgreen, L14, is this fantastic three bedroom semi detached property, welcomed to the sales market by appointed agents Move Residential. Boasting generous and beautifully presented living proportions throughout, this promises to make a wonderful future home for a very lucky family. An inviting entrance hall greets you into the property, leading through to a bright and spacious family lounge, awash with natural light courtesy of a bay window. Finished in a neutral tasteful décor which complements the attractive wood style flooring, this presents a welcoming space to relax and unwind. The tasteful presentation continues through to the impeccably finished dining room, enjoying a feature fireplace and a set of French doors providing views and access out to the rear garden, offering a delightful setting for enjoying family mealtimes and entertaining guests. Continuing through you will find a generously sized modern fitted kitchen, complete with a range of stylish fitted base and wall units and complementary worktops providing plentiful surface space. A garage conversion accommodates a third reception room, ideal for a play room or home office, which concludes the ground floor. Ascending to the first floor, you will discover two substantial double bedrooms and a well-proportioned single room, each immaculately presented featuring plush carpeting throughout. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this impressive home is a contemporary style three-piece family bathroom suite, featuring chic patterned flooring. Externally, the property is further enhanced by a sizable rear garden which offers a brilliant outdoor space for the whole household to enjoy, consisting of a lawn and raised decking area. To the front, a driveway provides ample off-road parking for two vehicles.

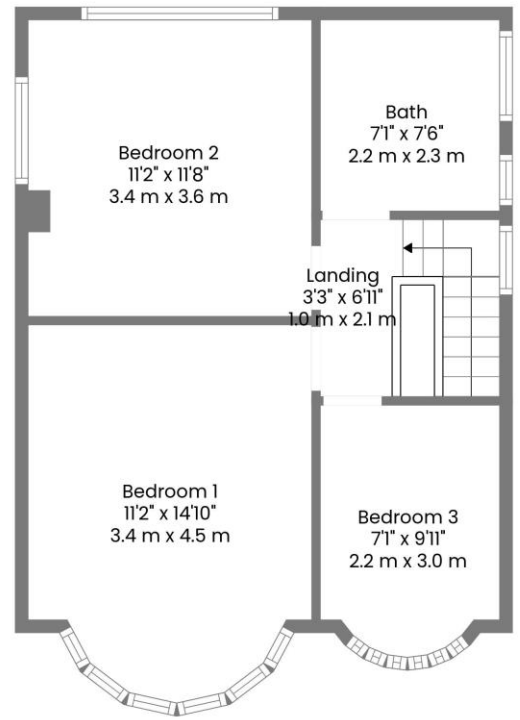
Location

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



Floor 1



Floor 2

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 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.