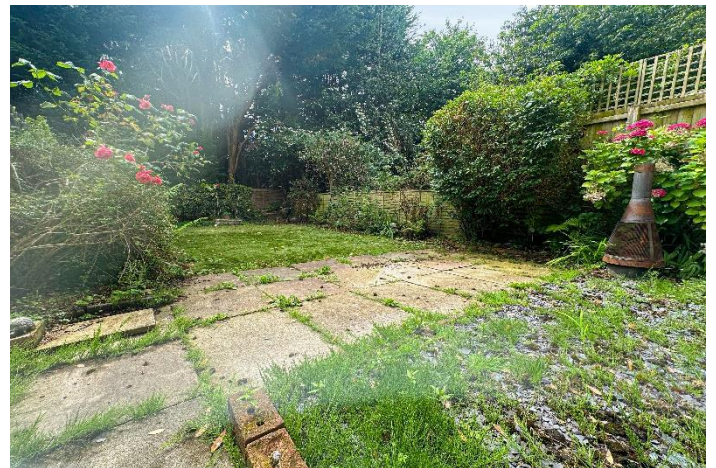




Cleveley Park, Allerton, Liverpool L18 9UT

- Superb Four Bedroom Mid Terrace Home
- Well-Proportioned & Beautifully Finished
- Family Lounge, Dining Room & Kitchen
- Contemporary Three-Piece Bathroom
- Located In The Desirable Area Of Allerton
- Entrance Hall, Utility & Downstairs WC
- Four Bright Generously Sized Bedrooms
- Delightful Garden & Off-Road Parking



Offers Over £325,000















Description

Enjoying a prime location in the desirable area of Allerton, L18, is this superb four bedroom mid terrace home, welcomed to the sales market by appointed agents Move Residential. Offering spacious and versatile living proportions arranged over three well-designed floors, this promises to make a wonderful future home for a very lucky buyer. You are greeted into the property by a welcoming entrance hall with access to a convenient WC, well equipped utility room and integral garage which offers an abundance of additional storage space. The first floor hosts a beautifully presented and generously sized lounge, which is flooded with natural light courtesy of a set of sliding doors, and enjoys a tasteful décor featuring plush carpeting. This flows seamlessly into a delightful dining area, offering the perfect setting for entertaining guests, leading into a modern kitchen complete with a range of fitted base and wall units and complementary worktops providing plentiful surface space. A well-proportioned fourth bedroom is also located on this floor, offering flexibility for use as a home office or guest room. The remaining sleeping accommodation is located at the pinnacle of the property on the second floor consisting of three substantial bedrooms each finished to an excellent standard, accompanied by a deluxe contemporary style three-piece family bathroom suite. Externally, the property further benefits from a sizable and well-maintained rear garden offering a charming outdoor spot for enjoying al-fresco dining and entertaining during the summer months. To the front, a driveway provides ample off-road parking.

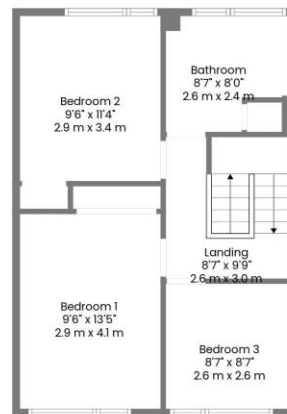
Location

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.

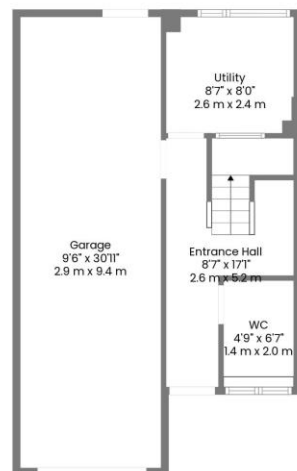
Floor Plan



Floor 2



Floor 3



Floor 1

TOTAL: 1209 sq. ft, 112 m2

FLOOR 1: 219 sq. ft, 20 m2, FLOOR 2: 498 sq. ft, 46 m2, FLOOR 3: 492 sq. ft, 46 m2

EXCLUDED AREAS: GARAGE: 294 sq. ft, 27 m2, UNDEFINED: 6 sq. ft, 1 m2

WALLS: 151 sq. ft, 15 m2

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 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.