



Longcroft Avenue, Allerton, Liverpool, L19 4TB

- Promising Three Bedroom End Terrace Home
- Well-Proportioned & Bursting With Potential
- Hall, Dining Room, Family Lounge & Kitchen
- Family Bathroom Suite With A Separate WC
- Located In Highly Desirable Area Of Allerton
- Rare Find - Available With No Onward Chain
- Three Bright & Generously Sized Bedrooms
- Delightful Rear Garden, Driveway & Garage



£235,000

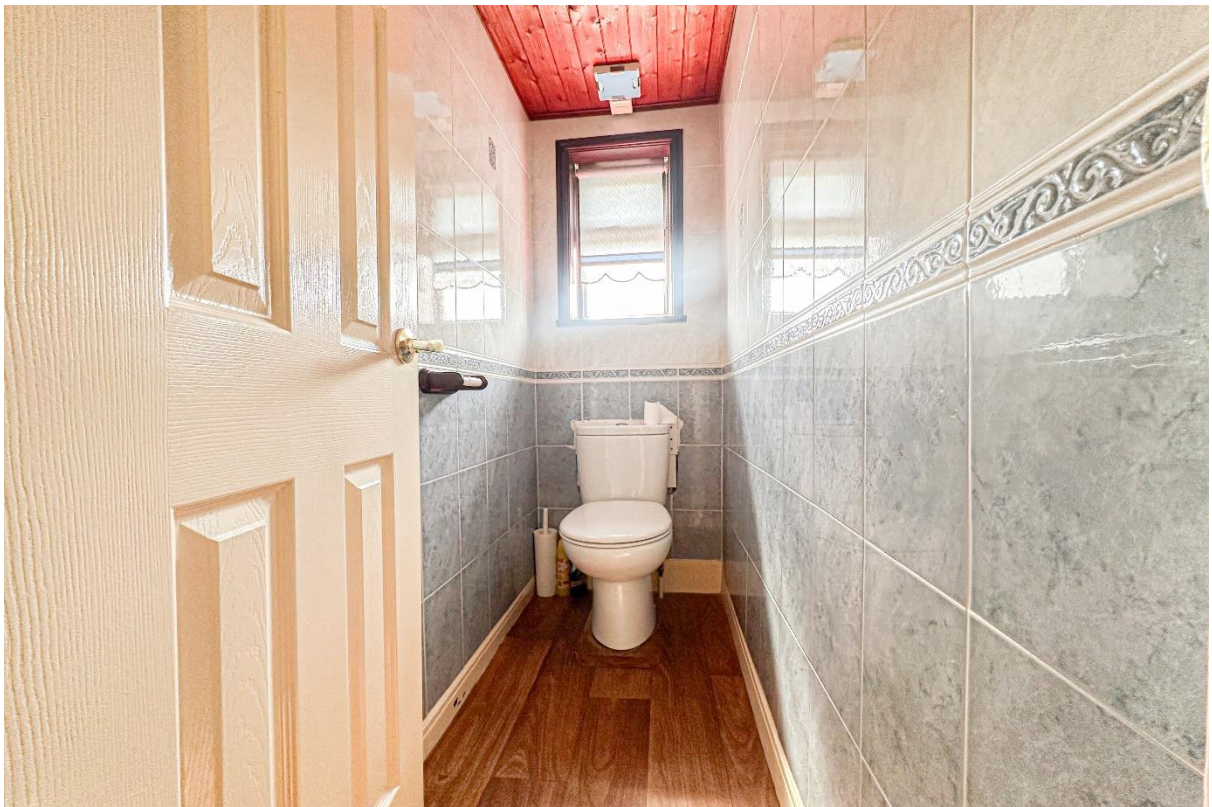














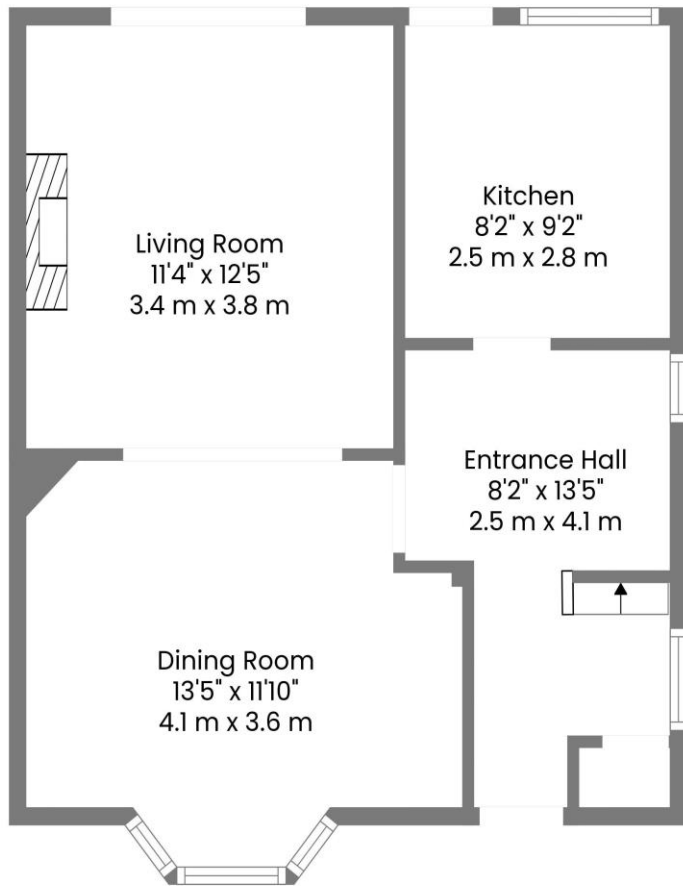
Description

Located on Longcroft Avenue in the highly desirable area of Allerton, L19, is this promising three bedroom end terrace property, introduced to the sales market by appointed agents Move Residential. Boasting generous living proportions which offer exciting scope for modernisation throughout, this promises to make an ideal purchase for those searching for a home they can tailor to their own tastes. An entrance hall greets you into the property, leading through to a spacious dining area flooded with natural light courtesy of a bay window. This flows seamlessly into a sitting room, which enjoys a feature fireplace and a set of French doors out to the rear, and concluding the ground floor is a fitted kitchen. Continuing up to the first floor, you will find three bright and substantial bedrooms, accompanied by a family bathroom suite and a separate WC. Externally, the property further benefits from a delightful rear garden consisting of a lawn and patio area, providing ample room for recreational activities and al-fresco dining. To the front, a sizable driveway accommodates off-road parking, whilst a garage offers additional storage space. A viewing is highly recommended to fully appreciate the potential that this fantastic home has to offer, ready and waiting for a lucky buyer to put their own stamp on it.

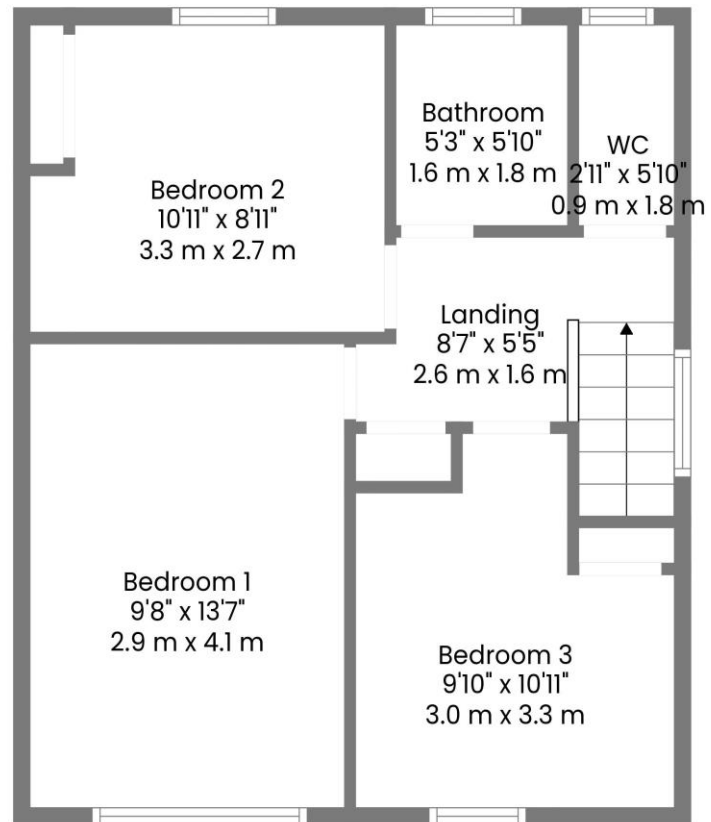
Location

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 1



Floor 2

TOTAL: 916 sq. ft, 85 m2

FLOOR 1: 462 sq. ft, 43 m2, FLOOR 2: 454 sq. ft, 42 m2

EXCLUDED AREAS: WALLS: 87 sq. ft, 8 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	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.