



Holly Bank Avenue, Broadgreen, Liverpool, L14 7AG

- Fabulous Three Bedroom Semi Detached Home
- Generous & Beautifully Presented Throughout
- Stylish Fitted Kitchen Diner & Downstairs WC
- Ensuite Shower Room & Family Bathroom Suite
- Located In Highly Popular Area Of Broadgreen
- Entrance Hall & Welcoming Reception Room
- Three Bright & Impeccably Finished Bedrooms
- Delightful Garden, Off-Road Parking & Garage



£300,000













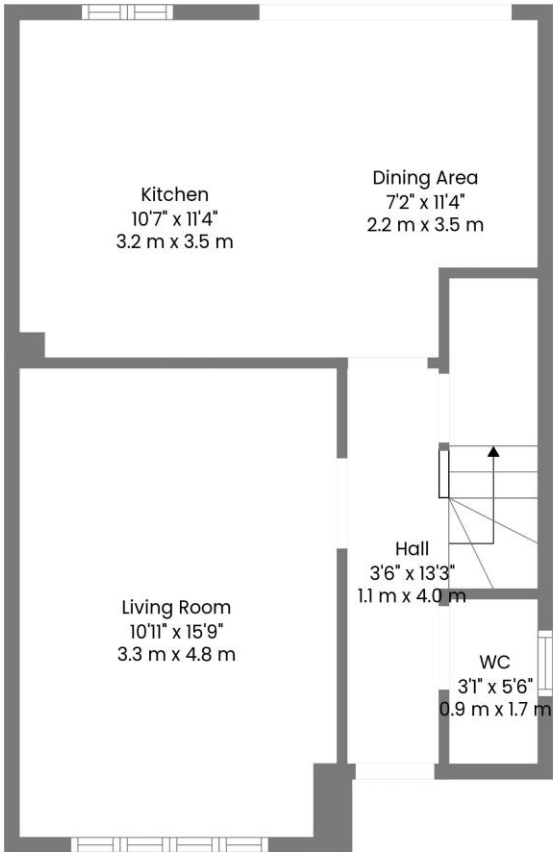
Description

Nestled on Holly Bank Avenue in the popular residential area of Broadgreen, L14, is this fabulous three bedroom semi-detached home, proudly presented to the sales market by appointed agents Move Residential. Boasting an attractive frontage with well-planned and beautifully presented accommodation throughout, this promises to make an ideal purchase for growing families. You are welcomed into the property by an inviting entrance hall, leading through to a bright and spacious reception room. Finished in a tasteful neutral décor featuring attractive wood style flooring, this presents a tranquil setting for relaxation. Following this is a modern kitchen diner complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of integrated appliances. With ample room to accommodate a dining table in front of french doors which provide views and access out to the garden and flood the room with natural light, this presents a delightful social space for enjoying family mealtimes and entertaining guests. Concluding the ground floor is a convenient WC. The first floor hosts three well-proportioned and impeccably presented bedrooms, each receiving plenty of daylight. The master room enjoys the added luxury of a contemporary en-suite shower room, and adding the finishing touch to the interior of this wonderful home is a deluxe three-piece family bathroom suite. Externally, a sizable rear garden provides a charming outdoor space for the whole household to enjoy, consisting of a neatly maintained lawn offering ample room for recreational activities and a smartly flagged patio area presenting the perfect spot for enjoying al-fresco dining. To the side of the property, a driveway provides off-road parking whilst a garage offers additional storage space.

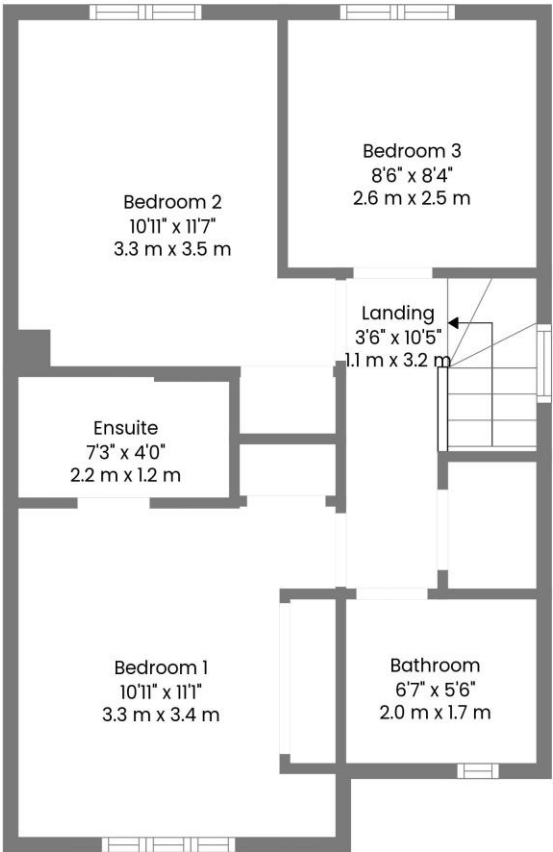
Location

Primarily made up of semi-detached and detached houses, the suburbs of Roby & Broadgreen have a truly suburban feel to them with the range of large houses and green space making them very sought after locations. 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



TOTAL: 940 sq. ft, 88 m2
FLOOR 1: 470 sq. ft, 44 m2, FLOOR 2: 470 sq. ft, 44 m2
WALLS: 93 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		92 A
81-91	B	81 B	
69-80	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.