



Milton Avenue, Broadgreen, Liverpool, L14 6TF

- Fantastic Three Bedroom Semi Detached Home
- A Rare Find - Available With No Onward Chain
- Additional Living Area, Kitchen Diner & Utility
- Contemporary Style Family Bathroom Suite
- Located In Highly Popular Area Of Broadgreen
- Entrance Hall & Welcoming Reception Room
- Three Bright & Well-Proportioned Bedrooms
- Large Rear Garden & Ample Off-Road Parking



Offers Over £230,000









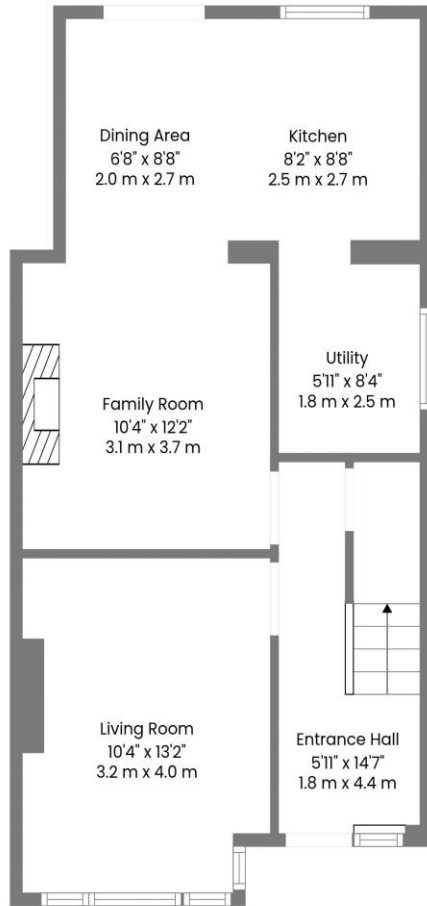
Description

Located on Milton Avenue in the popular residential area of Broadgreen, L14, is this fantastic three bedroom semi detached home, offered for sale with no onward chain by appointed agents Move Residential. Well-proportioned and modern throughout, this promises to make an ideal purchase for growing families. An entrance hall greets you into the property, leading through to a bright and spacious family lounge, which enjoys a feature fireplace and attractive wood style flooring. This is followed by a second reception room, also boasting an eye-catching fireplace, which flows seamlessly through to a generous kitchen diner, presenting an open plan social setting, perfect for relaxing and enjoying mealtimes with family and friends. The kitchen is complete with a range of stylish fitted base and wall units and complementary worktops, and provides access into a well-equipped utility room. Continuing up to the first floor, you will discover two generously sized double bedrooms and a well-proportioned single room, each finished to an excellent standard, accompanied by a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a rear garden, and to the front, a driveway provides ample off-road parking.

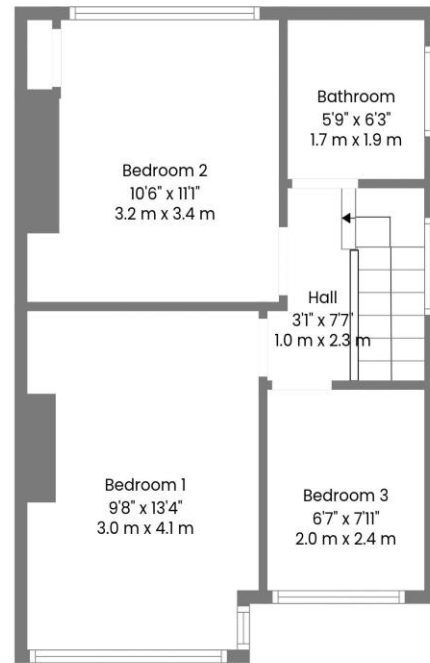
Location

Primarily made up of semi-detached and detached houses, 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

TOTAL: 879 sq. ft, 81 m2

FLOOR 1: 487 sq. ft, 45 m2, FLOOR 2: 392 sq. ft, 36 m2

EXCLUDED AREAS: UTILITY: 47 sq. ft, 4 m2, WALLS: 95 sq. ft, 10 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		84 B
69-80	C		
55-68	D	60 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.