



Blomfield Road, West Allerton, Liverpool, L19 4UY

- Promising Three Bedroom Semi Detached Property
- Rare Find-Offered for Sale With No Onward Chain
- Porch, Entrance Hall & Two Spacious Living Rooms
- Three Substantial Bedrooms & Family Bathroom
- Located In Highly Desirable Area Of West Allerton
- Generously Proportioned With Plenty Of Potential
- Sizable Kitchen, Conservatory & Downstairs WC
- Flagged Garden To The Rear & Off-Road Parking



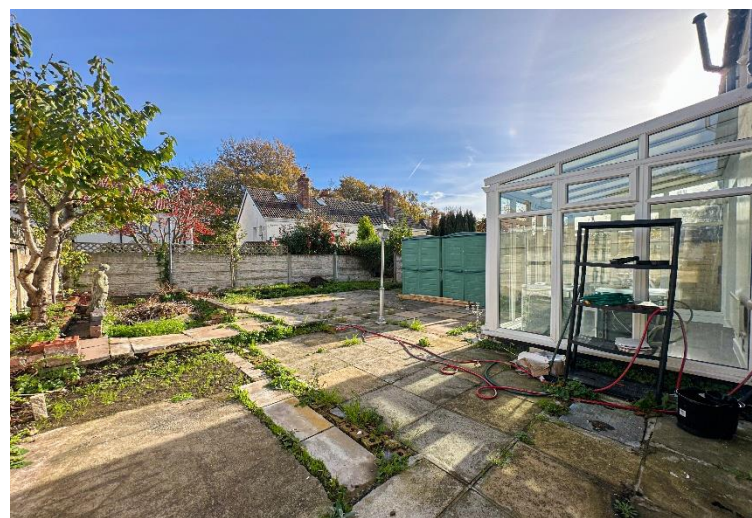
£260,000











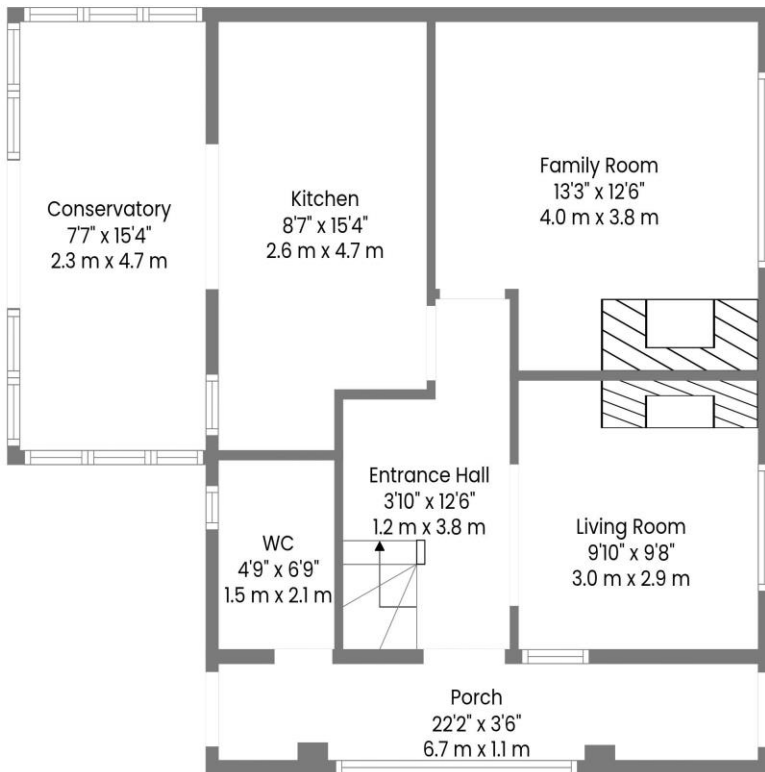
Description

Located on Blomfield Road in the desirable residential area of West Allerton, L19, is this promising three bedroom extended semi detached property, offered for sale with no onward chain by appointed agents Move Residential. Well-proportioned and bursting with potential throughout, this promises to make an ideal purchase for those searching for a home they can tailor to their own tastes. Following through the porch, you are greeted into the property by an entrance hall which leads through to two spacious reception rooms, each boasting a feature fireplace. Continuing through you will find a sizable kitchen with internal french doors providing access into a conservatory, and concluding the ground floor is a convenient WC. Continuing up to the first floor, you will find three generously sized bedrooms, accompanied by a three-piece family bathroom suite. Externally, the property further benefits from a substantial low-maintenance flagged rear garden, offering the ideal spot for al-fresco dining during the summer months. To the front, a driveway provides ample off-road parking. A viewing is highly recommended to fully appreciate the exciting scope that this property has to offer, ready and waiting to be purchased by a lucky buyer who will put their own stamp on it.

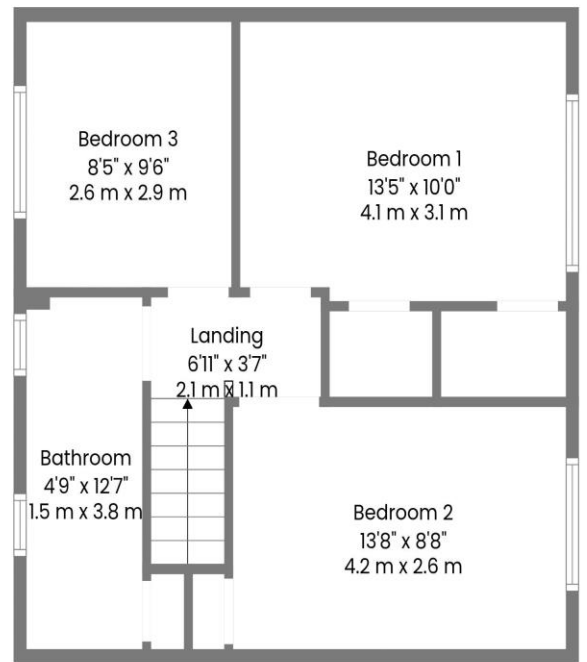
Location

West Allerton is a popular residential area located in the South Liverpool district of Merseyside. It is a vibrant community with a mix of young families and professionals, making it a desirable location for those looking to buy a property. The area has a range of local amenities including schools, shops, cafes, bars, and restaurants, offering everything you need within easy reach. The new Liverpool Shopping Park, which includes a range of popular high-street stores, is also located nearby. West Allerton is well known for its beautiful green spaces, including Allerton Towers, which is home to several attractive gardens. Calderstones Park is another popular outdoor area with a boating lake, duck pond, and children's playground. The area is well connected to the rest of Liverpool with regular bus services and easy access to major roads. The nearby South Parkway train station offers regular trains to Liverpool's city centre, making it a great choice for commuters. Overall, West Allerton offers a great balance of city and suburban living, making it an ideal location for families, young professionals and anyone looking for a spacious and convenient area to call home.

Floor Plan



Floor 1



Floor 2

TOTAL: 1123 sq. ft, 104 m2

FLOOR 1: 626 sq. ft, 58 m2, FLOOR 2: 497 sq. ft, 46 m2

EXCLUDED AREAS: PORCH: 77 sq. ft, 7 m2, WALLS: 111 sq. ft, 11 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	72 C	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.